



**TO: BOARD OF ADA COUNTY COMMISSIONERS**

**HEARING DATE:** September 14, 2016

**STAFF:** Brent Danielson, AICP, Associate Planner

**PROJECT NO.:** 201600664 S

**APPLICANT:** Riley Planning Services, LLC

**AGENT:** Penelope Riley

### **INTRODUCTION**

A preliminary plat application for a four (4) lot residential subdivision. The property contains 20.91 acres and is located at 60 W. Beacon Light Road in Section 32, T. 5N, R. 1E.

### **EXECUTIVE SUMMARY**

The applicant is requesting approval of a preliminary plat for a four (4) lot residential subdivision on 20.91 acres in the Rural-Urban Transition (RUT) District. The lots are approximately 5.0 acres in size and will take access off an existing public road (N. Eagle Road). To minimize the number of access points on N. Eagle Road, the applicant has proposed for shared access points centered on the common property lines between Lots 1 and 2, and Lots 3 and 4.

At the time the staff report was written the following agencies have provided comments: Ada County Building Official, Capital View Irrigation District, Central District Health Department, Eagle Fire District, Ada County Engineer, Ada County Highway District, and the Idaho Department of Environmental Quality. The Ada County Building Official replied in Exhibit #16 that the Building Division has no objection.

The Central District Health Department replied in Exhibits #17 and #30 that before they can comment concerning individual sewage disposal, they will require more data concerning the depth of: high seasonal groundwater. They also mention that an application, fee, test holes, possibly groundwater monitoring, and a full engineer report is required.

The Capital View Irrigation District responded in Exhibit #18 that the developer and the applicant's representative met with their Board of Directors in March. Capital View Irrigation District stated that they are not opposed to the development and the applicant was agreeable to their request for a condition of approval: a. Protect and maintain the existing wasteway drainage channel that diagonals across the northeast corner of the property, or replace it in kind. The applicant depicted a proposed no build easement on the preliminary plat (Exhibit #7) for the northeast corner of the property. After reviewing the Commission's recommended conditions of

approval to the Board the Capital View Irrigation District stated in Exhibit #31 that the conditions of approval adequately address their concerns.

The Eagle Fire District responded in Exhibit #19 that available water for fire protection is a requirement for this proposed subdivision. The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for one hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1 of the 2012 International Fire Code. The number and spacing of required fire hydrants shall not exceed that listed in Appendix C of the 2012 International Fire Code. All fire hydrant locations and required fire flows shall be witnessed and approved by the Eagle Fire Department prior to any building permits being issued. All fire department access roadways/driveways in this subdivision shall be provided and maintained in accordance with Appendix D and Section 503 of the 2012 International Fire Code. This shall include adequate roadway widths, turning radius, roadway surface and approved turnarounds if required due to length of roadway. As conditioned, the Eagle Fire District must approve all fire flow requirements and/or building plans.

The Ada County Engineer stated in Exhibit #20 that she recommends approval of the preliminary plat and that the applicant shall comply with Eagle Fire and Capital View Irrigation District requirements.

In Exhibit #26 the Ada County Highway District delivered a staff report with an analysis of the proposed subdivision to their road standards and policies and provided site specific conditions of approval for the development.

The Idaho Department of Environmental Quality provided general comments regarding air quality, wastewater and recycled water, drinking water, surface water, and hazardous waste and ground water contamination in Exhibit #29.

### **RECOMMENDATION**

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Board as set out in the proposed Findings of Fact and Conclusions of Law attached hereto. The Commission voted at their July 14, 2016 public hearing to recommend approval of Project #201600664 S to the Board.

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

### **EXHIBIT LIST – PROJECT NO.: 201600664 S**

- 1 Subdivision Name Request. 2 pages.
- 2 Preapplication Conference Notes. 3 pages.
- 3 E-mail Correspondence between Penelope Riley and Capital View Irrigation District dated March 18, 2016. 1 page.
- 4 Master Application Form. 2 pages.

- 5 Preliminary Plat Checklist. 3 pages.
- 6 Detailed Letter. 1 page.
- 7 Preliminary Plat / Natural Features Analysis. 1 page.
- 8 Legal Description. 2 pages.
- 9 Neighborhood Meeting Certification Form. 6 pages.
- 10 Deed. 2 pages.
- 11 Vicinity Map. 1 page.
- 12 Aerial Map. 1 page.
- 13 Large Aerial Map. 1 page.
- 14 Agency Transmittal. 2 pages.
- 15 Submittal Letter to Penelope Riley dated May 11, 2016. 1 page.
- 16 Memorandum from the Ada County Building Official dated May 11, 2016. 1 page.
- 17 Agency Response from the Central District Health Department dated May 13, 2016. 1 page.
- 18 Agency Response from the Capital View Irrigation District dated May 15, 2016. 2 pages.
- 19 Agency Response from the Eagle Fire Department dated May 23, 2016. 1 page.
- 20 Memorandum from the Ada County Engineer dated May 26, 2016. 1 page.
- 21 Radius Map. 1 page.
- 22 Mailing List. 1 page.
- 23 Radius Notice. 1 page.
- 24 Legal Notice of Public Hearing published on June 28, 2016. 1 page.
- 25 Sign Posting Certification Form dated June 30, 2016. 2 pages.
- 26 Agency Response from the Ada County Highway District. 14 pages.
- 27 Agency Transmittal. 2 pages.
- 28 Action Letter to Penelope Riley dated July 19, 2016. 1 page.
- 29 Agency Response from the Idaho Department of Environmental Quality dated July 29, 2016. 4 pages.
- 30 Agency Response from the Central District Health Department dated July 29, 2016. 1 page.
- 31 Agency Response from the Capital View Irrigation District dated August 4, 2016. 4 pages.
- 32 Radius Map. 1 page.

- 33 Mailing List. 1 page.
- 34 Radius Notice. 1 page.
- 35 Legal Notice of Public Hearing published on August 23, 2016. 2 pages.

From: "Jerry Hastings" <jhastings@adaweb.net>  
 Subject: Inspiration Point Subdivision Name Reservation  
 Sent date: 02/10/2016 01:57:26 PM  
 To: "Penelope Riley" <penelope@rileyplanning.com>  
 Cc: "nathan@accuratesurveyors.com" <nathan@accuratesurveyors.com>, "jcoslett@rocksolidcivil.com" <jcoslett@rocksolidcivil.com>, "joefacciolla@yahoo.com" <joefacciolla@yahoo.com>

February 10, 2016

Penelope Riley  
 Riley Planning Services, LLC  
 Nate Dang  
 Accurate Surveying & Mapping  
 Jim Coslett  
 Rock Solid Civil  
 Joe Facciolla

RE: Subdivision Name Reservation: **"Inspiration Point Subdivision" SE 1/4 Sec 32, T5N, R1E, BM.**

Dear Penelope, Nate, Jim and Joe,

At your request, I will reserve the name **"Inspiration Point Subdivision"** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client or the jurisdiction or the conditions of approval have not been met. In which case the name can be re-used by someone else.

Sincerely,



**Ada County  
2025**

Collaborate. Innovate. Thrive  
[www.adacounty2025.com](http://www.adacounty2025.com)

Jerry L. Hastings, PLS 5359  
 County Surveyor  
 Deputy Clerk Recorder  
 Ada County Development Services

200 W. Front St., Boise, ID 83702  
 (208) 287-7912 office  
 (208) 287-7909 fax

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From: Penelope Riley [mailto:penelope@rileyplanning.com]  
 Sent: Monday, January 18, 2016 4:10 PM  
 To: Jerry Hastings  
 Cc: nathan@accuratesurveyors.com; jcoslett@rocksolidcivil.com; joefacciolla@yahoo.com  
 Subject: Subdivision Name Reservation

Jerry:

On behalf of the property owner, Richard Sanchez, I would like to reserve the name *Inspiration Point*

EXHIBIT 1  
 Page 1 of 2  
 Project # 201600664 S

*Subivision* for the 20.9 acre parcel at 60 Beacon Light Road (northwest corner of Beacon Light and Eagle) in the SE Quarter of Section 32, T5N, R1E. The parcel number is S0232449405.

Please do not hesitate to contact me if you have any questions.

Best regards,

Penelope

Riley Planning Services LLC  
(208) 908-1609  
[penelope@rileyplanning.com](mailto:penelope@rileyplanning.com)

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200 W. FRONT STREET  
BOISE, IDAHO 83702-7300  
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

**Preapplication Number: 201501191 - PREAP - A**

Status: Active

Date Received: 12/21/2015

Date Closed:

Meeting Date: 3/10/2016 Date Assigned: 2/18/2016

Project Description:

Applicant's Name:  
RILEY PLANNING SERVICES

Would like to discuss a 4 lot subdivision - S0232449405 - RUT - (Impact of City of Eagle - Hillside) 2ND Pre-Application

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
BRENT DANIELSON	<input type="checkbox"/>
KRISTY INSELMAN	<input type="checkbox"/>

No. of Lots/Units: 0 Total Acres: 20.910

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Northwest Corner of Beacon Light Road and Eagle Road

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
S0232449405	60 W BEACON LIGHT RD	Eagle, ID 83616-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	RUT

TwN / Rng / Sec Info:

TwN:	Rng:	Sec:	Qtr:
5N	1E	32	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Hillside	15 % Slope or More	Article 8-3H	
Impact Area	Eagle		

Comp Plan:

Eagle

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170	LITTLE CHRISTY
Comments:	
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517	RENO MIKE
Comments:	
IDAHO POWER COMPANY - (208)-388-2699	HORNSBY COURTNEY
Comments:	

Proposed Allowed Uses:

Dwelling, single-family detached

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# ADA COUNTY DEVELOPMENT SERVICES

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PHONE (208) 287-7900

## PREAPPLICATION CONFERENCE NOTES

### Required Applications:

**App Type:**      **Descriptive Name:**  
S                      PRELIMINARY PLAT

### Notes:

The subject property is zoned Rural-Urban Transition (RUT).

See Article 8-2B of the Ada County Code for information on the RUT District.

- The minimum lot size for the RUT District is 5.0 acres.
- The minimum street frontage for the RUT District is 250 feet.

The property is located in Eagle's Area of Impact. The Future Land Use Map of the Comprehensive Plan adopted by Ada County depicts the area as Residential Rural, which allows up to one (1) dwelling unit per five (5) acres.

A small portion of the property has steep slopes greater than 15%. See Article 8-3H of the Ada County Code for information on the Hillside Overlay District.

See Chapter 8-6 of the Ada County Code for information on Subdivisions.

See Article 8-6A of the Ada County Code for information on Subdivision Design Standards.

See Article 8-6B of the Ada County Code for information on Subdivision Required Improvements.

An application for a subdivision will require a Natural Features Analysis. See Subsection 8-4E-4D of the Ada County Code for information on Natural Features Analysis.

Applications for subdivisions in Eagle's Impact Area shall be evaluated for conformance to the design and improvement standards contained in Eagle City Code, Title 9, Chapter 3, Sections 9-4-1-1 through 9-4-1-12.

Prior to the submission of a subdivision application, a neighborhood meeting is required. You may obtain the mailing labels from this office for a \$26.50 fee. See Section 8-7A-3 of the Ada County Code for information on neighborhood meetings.

The applicant is required to post the property with the hearing information at least 10 days before the public hearing. A signed certification form is required to be submitted at least 7 days before the public hearing. See Subsection 8-7A-5F of the Ada County Code for information on Sign Posting.

### CODE REFERENCES:

- Article 8-2B ~ Rural-Urban Transition (RUT) District
- Chapter 8-6 ~ Subdivision Regulations
- Section 8-6A ~ Subdivision Design Standards
- Section 8-6B ~ Subdivision Required Improvements
- Section 8-7A-3 ~ Neighborhood Meetings
- Section 8-7A-5F ~ Signposting Requirements
- Chapter 9-2 ~ Eagle Area of Impact Agreement

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### MEETING NOTES:

There is a small portion of the property along Eagle Road that shows steep slopes. If access is taken through the hillside area, a hillside development application would have to be submitted. Staff will show the area to the County Engineer to see what her thoughts are on the hillside portion.



# ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET  
BOISE, IDAHO 83702-7300  
PHONE (208) 287-7900

## PREAPPLICATION CONFERENCE NOTES

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The applicant is proposing a four-lot residential subdivision. Minimum lot size is 5-acres. Road frontage is 250-feet for each lot.

A Natural Features Analysis would be required as part of the preliminary plat application submittal.

Staff will discuss the ROW dedication with the zoning administrator. The ROW dedication along Beacon Light and Eagle Road would result in at least one (if not all) of the lots will not meet the dimensional standards of the zone. There is currently 20.91-acres, and after the ROW has been dedicated, they will have approx. 19.1-acres.

An additional pre-application meeting is required.

Follow Up Meeting: Preliminary Plat March 10, 2016

Need additional information added to the plat that is missing: date, property owner, property owners to the south and east, block number, lot area needs to be updated to match lot sizes, etc.

The drain that needs to be protected, should be in an easement.

Natural features analysis: clean up language for item #2 for soils.

Individual lot draingage to be retained onsite. Add plat note.

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**Additional Preap Conference:** Not Recommended

**Neighborhood Meeting Required?** Yes

**Cross References:**

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EXHIBIT 2

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Project # 20160004 S

From: <news@q.com>  
Subject: Capital View Irrigation District/Inspiration Point subdivision at the NW corner  
of North Eagle and Beacon Light Roads  
Sent date: 03/18/2016 04:38:31 PM  
To: "Penelope Riley" <penelope@rileyplanning.com>

Hi again,

per our correspondence, this e-mail is to provide verification for Ada County that the subject parcel is at the end of our irrigation distribution pipeline and that there is no obligation to deliver CVID (Capital View Irrigation District) water beyond the north boundary of the subject property. Accordingly, we do not anticipate requesting the Inspiration Point developer to make irrigation system improvements on the Inspiration Point property for the benefit of CVID.

However, CVID waste water, along with natural stormwater runoff, is currently discharged via an existing drainage channel across the Northeast corner of the subject property and then is piped under North Eagle Road to a CVID shareowner who beneficially uses that wastewater. As is a standard condition, the property developer needs to recognize the historical runoff and provide measure(s) to accommodate the runoff in future. The transit route and method across your property to the historical discharge point is outside of CVID's jurisdiction.

Please of course feel free to write back or telephone if you need anything further.

Sincerely,  
Pete Newton  
Secretary/Treasurer  
Capital View Irrigation District

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EXHIBIT 3  
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# MASTER APPLICATION/PETITION REQUEST

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200 W. Front Street, Boise, Idaho 83702 www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

### TYPE OF ADMINISTRATIVE APPLICATION:

- ACCESSORY USE\*
- FARM DEVELOPMENT RIGHT
- FLOODPLAIN PERMIT
- HILLSIDE DEVELOPMENT\*
- HIDDEN SPRINGS ADMINISTRATIVE
- HIDDEN SPRINGS SPECIAL EVENT
- LIGHTING PLAN
- LANDSCAPE PLAN
- DRAINAGE PLAN
- MASTER SITE PLAN\*
- EXPANSION NONCONFORMING USE
- ONE TIME DIVISION
- PRIVATE ROAD
- PROPERTY BOUNDARY ADJUSTMENT
- PLANNED UNIT DEVELOPMENT (PUD)
- SIGN PLAN
- TEMPORARY USE\*

### TYPE OF HEARING LEVEL APPLICATION:

- CONDITIONAL USE
- DEVELOPMENT AGREEMENT
- SUBDIVISION, PRELIMINARY\*
- PLANNED COMMUNITIES\*
- SUBDIVISION, SKETCH PLAT\*
- VACATION
- VARIANCE
- ZONING MAP AMENDMENT
- ZONING TEXT AMENDMENT

### TYPE OF HEARING LEVEL PETITION:

- COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

### TYPE OF ADDENDA:

- APPEAL
- ADMINISTRATIVE MODIFICATION
- DEVELOPMENT AGREEMENT MODIFICATION
- FINAL PLAT
- TIME EXTENSION

### REQUIRED SUBMITTALS:

- CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- \*SUPPLEMENTAL WORKSHEET REQUIRED

### SITE INFORMATION:

Section: 32 Township: 5N Range: 1E Total Acres: 20.91  
 Subdivision Name: N/A Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 60 Beacon Light Road City: Eagle  
 Tax Parcel Number(s): S0232449405  
 Existing Zoning: RUT Proposed Zoning: N/A Area of City Impact: Eagle Overlay  
 District(s) N/A

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### OFFICE USE ONLY

Project #: <u>201600664-5</u>	Planning Fees/GIS:	Engineering Fees:
Received By: <u>BSP</u> Date: <u>5-3-16</u> Stamped <input checked="" type="checkbox"/>	<u>\$ 1209<sup>00</sup></u>	<u>\$ 110<sup>00</sup></u>

EXHIBIT 4  
 Page 1 of 2  
 Project # 201600664 5

<b>APPLICANT/AGENT: (Please print)</b>	<b>ADDITIONAL CONTACT if applicable: (Please Print)</b>
Name: <u>Penelope Riley, Riley Planning Services LLC</u>	Name: <u>JIM COSLETT, PE</u>
Address: <u>P.O. Box 405</u>	Address: <u>270 N. 27TH ST. SUITE C</u>
City: <u>Boise</u> State: <u>ID</u> Zip: <u>83701</u>	City: <u>BOISE</u> State: <u>ID</u> Zip: <u>83702</u>
Telephone: <u>(208) 908-1609</u> Fax: _____	Telephone: _____ Fax: _____
Email: <u>penelope@rileyplanning.com</u>	Email: <u>JCOSLETT@ROCKSOLIDCIVIL.COM</u>
I certify this information is correct to the best of my knowledge.	<b>ENGINEER/SURVEYOR if applicable: (Please Print)</b>
<u>Penelope Riley</u>	Name: _____
<u>3/10/16</u>	Address: _____
Signature: (Applicant)	City: _____ State: _____ Zip: _____
Date	Telephone: _____ Fax: _____
	Email: _____

<b>OWNER (S) OF RECORD: (Please Print)</b>	<b>OWNER (S) OF RECORD: (Please Print)</b>
Name: <u>Richard Sanchez</u>	Name: _____
Address: <u>1978 N. Valle Bello Way</u>	Address: _____
City: <u>Eagle</u> State: <u>ID</u> Zip: <u>83616</u>	City: _____ State: _____ Zip: _____
Telephone: <u>408 937 5220</u>	Telephone: _____
Fax: _____	Fax: _____
Email: <u>nas9rs@yahoo.com</u>	Email: _____
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
<u>Richard Sanchez</u> <u>2/4/16</u>	
Signature: All Owner (s) of Record	Signature: All Owner (s) of Record
Date	Date

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.

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EXHIBIT 4

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Project # 20160064 S

# ADA COUNTY DEVELOPMENT SERVICES

200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909



## PRELIMINARY PLAT CHECKLIST

A Subdivision request requires a public hearing.

### GENERAL INFORMATION:

Applicant	DESCRIPTION	Staff
X	Completed and signed Master Application	✓
X	Completed Supplemental Information	
N/A	Associated Forms:	
	Zoning Ordinance Map Amendment (Re-zone)	
	Development Agreement	
	Sketch Plat	
	Zoning Text Amendment	
	Private Road	
	Vacation	
X	DETAILED LETTER by the applicant fully describing the request or project and address the following:	✓
X	Explain proposed use, and all uses associated with the request.	✓
X	Any other supporting information.	✓
X	NATURAL FEATURES ANALYSIS (ACC 8-4E-4D) must include the following:	✓
X	One electronic copy.	
X	Important features such as existing structures, watercourses, wetlands, power lines, telephone lines, railroad lines, Airport influence areas, existing easements, municipal boundaries, section lines, parks, schools and supplemental data as required.	
X	HYDROLOGY. ACC 8-4E-4D1	
X	SOILS ACC 8-4E-4D2	
X	TOPOGRAPHY ACC 8-4E-4D3	
X	VEGETATION ACC 8-4E-4D4	
X	SENSITIVE PLANT AND WILDLIFE SPECIES ACC 8-4E-4D5	
X	HISTORIC RESOURCES ACC 9-4E-4D6	
X	HAZARDOUS AREAS ACC 8-4E-4D7	
X	IMPACT ON NATURAL FEATURES ACC 8-4E-4D8	
N/A	PHASING PLAN of proposed subdivision, if applicable, and timeline of phasing. (One full size copy and one electronic copy)	
X	SUBDIVISION NAME APPROVAL from the County Engineer.	✓
N/A	RESTRICTIVE COVENANTS if proposed.	NA
X	IRRIGATION PLAN as required per Idaho Statute 31-3805.	✓
N/A	OPEN SPACE MANAGEMENT PLAN.	NA
X	DEED ( or evidence of proprietary interest)	✓
X	NEIGHBORHOOD MEETING CERTIFICATION	✓
X	PRE-APPLICATION CONFERENCE NOTES	✓
X	SUPPLEMENTAL DATA required by County Engineer	NA
X	PRELIMINARY PLAT SPECIFICATIONS ACC 8-6-4-2 Submit 1 electronic copy, 2 full size copies, and one reduced copy to 8 1/2" X11".	✓
X	METES AND BOUNDS LEGAL DESCRIPTION of the property to be subdivided including a Microsoft Word® electronic Word document.	✓
N/A	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:	

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N/A	<b>HILLSIDE DEVELOPMENT (ACC 8-3H) YES ( ) NO ( )</b>	
	Preliminary Grading Plan (ACC 8-3H-3B)	
	Slope Stabilization & Revegetation Plan & Report (ACC 8-3H-3C)	
	Prepared and sealed by a licenced landscape design professional? YES ( ) NO ( )	
	Engineering Hydrology Report (ACC 8-3H-3D)	
	Prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
	Soils Engineering Report (ACC 8-3H-3E)	
	Prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
	Engineering Geology Report (ACC 8-3H-3F)	
	Prepared by a professional geologist or prepared and sealed by a professional engineer registered in the State of Idaho? YES ( ) NO ( )	
	Visual Impact Report (ACC 8-3H-3G)	
	Prepared by a licensed design professional? YES ( ) NO ( )	
N/A	<b>FLOOD HAZARD (ACC 8-3F)</b>	
	Evacuation plan filed with the Ada City-County Emergency Management Office? YES ( ) NO ( )	
N/A	<b>WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)</b>	
	Fire hazard and emergency access roads evaluated and sealed by licensed fire professional engineer? YES ( ) NO ( )	
N/A	<b>SOUTHWEST PLANNING AREA (ACC 8-3C)</b>	
N/A	<b>PLANNED UNIT DEVELOPMENT (ACC 8-3D)</b>	
N/A	<b>BOISE RIVER GREENWAY (ACC 8-3G)</b>	
N/A	<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)</b>	
N/A	<b>PROPOSED STREET NAME</b>	
	Must comply with ACC 2-1.	
	Contact Ada County Street Naming Specialist.	
N/A	<b>PLANNED COMMUNITIES:</b>	
	Digital Version of Planned Community Subdivision.	
	Project Data Tables (see PC application manual)	
	Color keyed full sized copy of preliminary plat displaying land use districts.	
N/A	Landscape Plan	
N/A	Urban Public Services Discription	
N/A	Open Space Description	
N/A	Community Center and/ or Recreation Center Description (if applicable)	
N/A	Water Supply Verification	
N/A	Urban Public Services Construction Verification	
N/A	Urban Public Services Operation & Maintenance Verification	
N/A	Transportation Plan (if applicable)	
X	<b>MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)</b>	
X	<b>APPLICATION FEE: Call County or go to <a href="http://www.adaweb.net">www.adaweb.net</a> for fees</b>	

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE FORM ARE SUBMITTED.

Within Boise City Area of Impact, SEWER MAY NOT BE AVAILABLE

## SUPPLEMENTAL INFORMATION / PRELIMINARY PLAT

(to be completed by the applicant)

<b>DETAILED LETTER MUST INCLUDE:</b>	
Total number of dwellings:	5 units on 4 lots
Dwelling units per acre:	0.191 units per acre
Zero lot line setbacks	YES ( ) IDENTIFY NO (X)
Water Provider:	Individual well
Method of Sewage Disposal:	septic drain field
<b>PRELIMINARY PLAT SPECIFICATIONS:</b>	
X	Scale of not more than 100' to the inch. (Or written approval from the director)
X	Limits extending 300' beyond the boundaries of the proposed development.
X	Subdivision boundary based on actual field survey, stamped by a licensed professional land surveyor.
X	Name of owner.
X	Name of person or firm responsible for the drawing.
X	Name of the proposed subdivision.
X	Date, graphic scale, true north arrow, vicinity map, section, township, and range.
X	Ties to all controlling corners.
X	Names of neighboring subdivisions, according to the Assessor's files.
X	Names and boundaries of owners of neighboring properties, according to the Assessor's files.
X	Name, location, width, direction of slope, centerline and right of way of all <i>existing</i> and <i>proposed</i> public streets and private roads.
X	Proposed off-site improvements pertaining to streets, water supply, sanitary sewer systems, storm water systems, fire protection facilities, and proposed utilities.
X	Street sections and pathway sections.
X	Lot layout with lot and block numbers, lot dimensions, and lot area in sq. ft.
X	Graphically depict the minimum setbacks. (describe in legend)
X	Areas of special interest labeled. (parks, schools, etc.)
N/A	Identify zero lot line properties.
X	<b>Standard Subdivision:</b> Table with number of lots and acreage for residential, commercial, industrial, Common (Landscape, utility, or other), Open Space lots and the total of all.
<b>PLANNED UNIT DEVELOPMENT</b>	
N/A	Density bonus requested. YES ( ) EXPLAIN NO ( )
N/A	Commercial Uses. YES ( ) LIST NO ( )
N/A	Industrial Uses YES ( ) LIST NO ( )
N/A	Deviation of Dimensional Standards. YES ( ) LIST NO ( )
N/A	Dedicated open space shall abut any lots that have been reduced below the minimum property size and shall abut multi-family development.
<b>BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS</b>	
N/A	What Airport Influence District is the property is located in?
<b>WILDLAND-URBAN FIRE INTERFACE</b>	
N/A	All non-farm subdivisions shall provide fire flow as adopted by the fire authority. Submit a written statement approving such fire flow. YES ( ) NO ( )
<b>FLOOD HAZARD</b>	
N/A	Flood zone.
N/A	Floodway YES ( ) NO ( )
N/A	Foothill or other hillside tributary floodways. YES ( ) NO ( )

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EXHIBIT 5

Page 3 of 3

Project # 20160004 5

MAY 03 2015  
ADA COUNTY  
DEVELOPMENT SERVICES



May 3, 2016

Ada County Development Services  
200 West Front Street  
Boise, ID 83702

P.O. Box 405  
Boise, ID 83701  
1602 West Hays Street,  
Suite 102  
208.908.1609

**RE:           INSPIRATION POINT SUBDIVISION  
              PRELIMINARY PLAT APPLICATION**

Dear Staff:

On behalf of Richard Sanchez, please accept this Preliminary Plat Application for Inspiration Point Subdivision located at 60 West Beacon Light Road. This site is at the northwest corner of West Beacon Light Road and North Eagle Road, Eagle, Idaho, and is in the City of Eagle Area of Impact. The drawing submitted with this application combines the preliminary plat, natural features analysis and the irrigation plan.

Inspiration Point is a 4 lot development in the Ada County Zone Designation of RUT with 0.191 units per acre. With the exception of a 0.02 acre shortfall in the area of the corner lot, Inspiration Point meets the minimum lot size requirements of the Ada County Code. The corner lot is 5.23 acres and interior parcels are 5 acres each. Each parcel meets the minimum roadway frontage requirement and the ample lot sizes will easily accommodate the required building setbacks. To minimize access points on North Eagle Road, there will be shared driveways between Lots 4 and 3, and between Lots 2 and 1.

Although the subject is within the City of Eagle Area of Impact, municipal services are not available. Individual wells and drain fields are proposed for each lot.

Irrigation water is available and is provided by Capital View Irrigation District. The applicant's representative met with the District Board on March 8, 2016, provided them with the proposed site layout and answered their questions. Correspondence from the District is included in the application materials. At the request of the County Surveyor and County Engineer, an easement area is intended at the northeast quadrant of the site to preserve the wastewater drain channel and is indicated on the preliminary plat.

The applicant's representatives also met with ACID to discuss the intersection of N. Eagle Road and W. Beacon Light Road, and the proposed ROW dedication in the Final Plat phase of the project.

A neighborhood meeting was held on January 30, 2016. A notice was sent to the property owners within 300 feet on January 23<sup>rd</sup>. No neighbors attended the meeting

Please do not hesitate to contact me if have any questions or need additional materials.

Best regards,

RILEY PLANNING SERVICES LLC

Penelope Riley

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MAY 03 2016  
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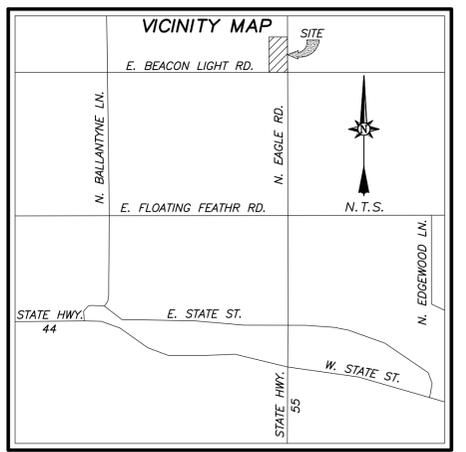
EXHIBIT 6  
Page 1 of 1  
Project # 201600664 S

**LEGEND**

- BOUNDARY LINE
- - - SECTION LINE
- CENTERLINE
- - - ADJOINER
- - - FENCE
- - - EDGE OF PAVEMENT
- - - OVERHEAD POWER
- BUILDING
- BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN, AS NOTED
- SET 5/8" IRON PIN
- GM GAS METER
- TR TELEPHONE RISER
- T TRANSFORMER
- EM ELECTRIC METER
- UTILITY POLE
- GATE POST
- MB MAIL BOX
- SIGN
- DECIDUOUS TREE
- BOLLARD
- △ CALCULATED POINT

**PRELIMINARY PLAT**

**PROPOSED INSPIRATION POINT SUBDIVISION**  
 PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 32, T.5N., R.1E., B.M.  
 COUNTY OF ADA — STATE OF IDAHO  
 2016



**OWNER/DEVELOPER**

JOE FACCIOLA  
 60 W. BEACON LIGHT ROAD  
 EAGLE, IDAHO 83616  
 (808)-284-6900

**APPLICANT**

JOE FACCIOLA  
 60 W. BEACON LIGHT ROAD  
 EAGLE, IDAHO 83616  
 (808)-284-6900

**SURVEYOR**

NATHAN J. DANG  
 ACCURATE SURVEYING  
 AND MAPPING, P.C.  
 1602 W. HAYS ST. SUITE 306  
 BOISE, ID 83702  
 208-863-4198

**CIVIL ENGINEER**

JIM E. COSLETT  
 ROCK SOLID CIVIL, LLC.  
 270 N. 27TH STREET  
 BOISE, IDAHO 83702  
 (208) 342-3277

**ZONING AND SETBACKS**

EXISTING ZONING DESIGNATION: — RUT  
 PROPOSED ZONING DESIGNATION: — RUT  
 MINIMUM LOT SIZE: 5.25 AC. (CORNER LOT)  
 5 AC. (ATTACHED/INTERIOR)

SETBACKS: FRONT YARD/SIDEYARD, STREET — 25 FEET  
 SIDE YARD, INTERIOR — 25 FEET  
 REAR YARD — 25 FEET

**FIRM**

FLOOD INSURANCE RATE MAP  
 FEMA FLOOD MAP No. 16001C015 H  
 EFFECTIVE 02/19/2003  
 ZONE X  
 PANEL 151 OF 875

**LOT AREA**

LOT No.	ACREAGE
1	5.00
2	5.00
3	5.01
4	5.23

**NATURAL FEATURES ANALYSIS:**

- HYDROLOGY: EXISTING SITE CONTOURS DEPICT A RIDGE RUNNING NORTHWEST TO SOUTHWEST IN THE NORTH 1/2 OF THE SITE. SURFACE DRAINAGE ON SITE TO THE NORTHEAST OF THIS RIDGE FLOWS TOWARD AN EXISTING DRAINAGE OVERFLOW DITCH. SURFACE DRAINAGE SOUTHWEST OF THIS RIDGE FLOWS TOWARD A DEPRESSED AREA IN THE SOUTHWEST CORNER OF THE SITE. THE SITE IS NOT DETERMINED TO BE IN A REGULATORY FLOODPLAIN. THE SITE IS NOT DETERMINED TO CONTAIN ANY WETLAND AREAS. GROUNDWATER IS ESTIMATED TO BE 75 FEET OR MORE BELOW GROUND SURFACE (BGS).
- SOILS: USDA NATURAL RESOURCES CONSERVATION SERVICE WEBSITE INDICATES THE SITE CONSISTS OF PURDAM SILT LOAMS ON 0 TO 2 PERCENT SLOPES AND POWER SILT LOAMS ON 8 TO 12 PERCENT SLOPES.
- TOPOGRAPHY: SHOWN AS REQUIRED, THE MAJORITY OF THE SITE SLOPES AT AN AVERAGE OF 3% TOWARD THE SOUTHWEST CORNER. SLOPES ADJACENT TO THE EXISTING DRAINAGE OVERFLOW DITCH IN THE NORTHEAST QUADRANT OF THE SITE AVERAGE AROUND 15%.
- VEGETATION: THE SITE EXHIBITS NATIVE SHRUBS AND GRASSES WITH SMALL CLUSTERS OF LOCUST TREES ALONG THE EXISTING ROADWAYS. THE PROPOSED IMPROVEMENTS WILL CAUSE LITTLE IMPACT.
- THE U.S. FISH AND WILDLIFE SERVICE IFC WEBSITE INDICATES THAT THE PROPOSED ENDANGERED SLICKSPOT PEPPERGRASS MAY EXIST IN THE GENERAL VICINITY OF THE PROJECT. THE PROPOSED IMPROVEMENTS WILL CAUSE VERY LITTLE IMPACT. NO TREES ARE ANTICIPATED TO BE REMOVED THAT WOULD AFFECT ANY MIGRATORY BIRDS IN THE AREA.
- HISTORIC RESOURCES: N/A
- HAZARDOUS AREAS: N/A
- IMPACT ON NATURAL FEATURES: THE PROPOSED IMPROVEMENTS WILL CAUSE LITTLE IMPACT TO THE NATURAL TERRAIN AND ATMOSPHERE OF THE SURROUNDING LANDS.
- MAP FEATURES: SHOWN AS REQUIRED.
- OTHER SUPPLEMENTAL DATA: SUPPLIED AS NEEDED.

**PRE-PLAT NOTES**

- LOT 4 HAS AN EXISTING SEPTIC DRAINFIELD. LOTS 1-3 SHALL HAVE AN INDIVIDUAL SEPTIC DRAINFIELD PER DEQ AND CENTRAL DISTRICT HEALTH (CDHD) STANDARDS.
- LOT 4 HAS AN EXISTING WELL. LOTS 1-3 SHALL HAVE INDIVIDUAL DOMESTIC WELLS PER IDWR, DEQ, AND CDHD STANDARDS.
- STORMWATER DRAINAGE FROM THE ROADWAYS WILL BE CONVEYED AND DISPOSED OF IN BORROW DITCHES ALONG THE ADJACENT ROADWAYS.
- INDIVIDUAL LOT STORMWATER DRAINAGE WILL BE RETAINED ON-SITE.
- IRRIGATION WATER RIGHTS EXIST FOR THE PROPERTY AND ARE ADMINISTERED BY CAPITAL VIEW IRRIGATION DISTRICT. IRRIGATION WATER WILL BE PROVIDED TO EACH LOT IN ACCORDANCE WITH IDAHO STATUTE 31-3805. IRRIGATION WATER WILL BE DELIVERED BY NON-PRESSURIZED PIPE CONSTRUCTED FROM THE CURRENT TAKEOUT POINT ALONG THE NORTH AND WEST PROPERTY LINES. "INSPIRATION POINT IRRIGATION WATER ASSOCIATION" WILL BE CREATED AT THE TIME OF FINAL PLATTING FOR THE PURPOSE OF DISTRIBUTING THE IRRIGATION WATER EQUITABLY.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ADA COUNTY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- THE SITE IS WITHIN THE CITY OF EAGLE IMPACT AREA. THE EDGE OF THE CITY LIMITS OF EAGLE IS THE SOUTHERN PROPERTY LINE.
- A PERMANENT UTILITY, DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:  
 - 10' WIDE CENTERED ON ALL INTERIOR LOT LINES  
 - 12' WIDE ALONG ALL EXTERIOR LOT LINES  
 - 12' WIDE SURROUNDING ALL PRIVATE ROAD EASEMENTS
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGING CONDITIONS IN OR ABOUT THE SURROUNDING MONOCULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN (1) ONE YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

**GRADING NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) NO EXCEPTIONS TO THE I.S.P.W.C. WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DESIGN ENGINEER OR ADA COUNTY.
- VEGETATION SHALL BE REMOVED ONLY WHEN ABSOLUTELY NECESSARY, SUCH AS FOR CONSTRUCTION OF STRUCTURES, FILL AREAS, ROADWAYS, FIREBREAKS, OR AS REQUIRED BY ADA COUNTY.

**KEYNOTES**

- RETAIN AND PROTECT EXISTING POWER POLES (3 TOTAL) AND OVERHEAD POWER LINES
- RETAIN AND PROTECT EXISTING UTILITY STRUCTURE
- RETAIN AND PROTECT EXISTING MAILBOX
- RETAIN AND PROTECT EXISTING STRUCTURE (4 TOTAL)
- RETAIN AND PROTECT EXISTING SIGN (2 TOTAL)
- CONSTRUCT 4" WIDE CONCRETE SIDEWALK PER ISPCW SD-709
- CONSTRUCT 4" WIDE ASPHALT PEDESTRIAN ACCESS FROM PAVEMENT TO SIDEWALK (2 TOTAL)
- CONSTRUCT SHARED ASPHALT DRIVEWAY PER ISPCW SD-711A (2 TOTAL) 24' WIDE AND 30' DEEP FROM EDGE OF EXISTING PAVEMENT
- CONSTRUCT IRRIGATION PIPE

**UTILITY REPRESENTATIVES**

UTILITY	REPRESENTATIVES	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-2699
TELEPHONE	CENTURY LINK	(208) 385-2144
CABLE TV	CABLEONE	(208) 455-5555
SEWER	CENTRAL DISTRICT HEALTH DEPT.	(208) 327-8517
WATER	IDEQ	(208) 373-0550
ROADS	ADA COUNTY HIGHWAY DIST.	(208) 387-6170
IRRIGATION	CAPITAL VIEW IRRIGATION DISTRICT	(208) 939-7292
FIRE	EAGLE FIRE DEPARTMENT	(208) 939-6463

ADRIAN CURNOW  
 3285 N. SHADOW HILLS DR.  
 EAGLE, ID 83616  
 EAGLE BENCH SUBDIVISION  
 BLOCK 2, LOT 3

ROURKE M. AND AMY L. YEAKLEY  
 3286 N. SHADOW HILLS DR.  
 EAGLE ID, 83616  
 EAGLE BENCH SUBDIVISION  
 BLOCK 1, LOT 5

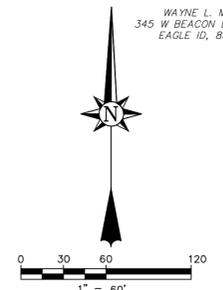
JOHN & KELLY FAULKNER  
 307 N. SUNNY MEADOW LANE  
 EAGLE ID, 83616  
 HONEY CREEK SUBDIVISION  
 BLOCK 1, LOT 4

KIMBALL & OLIVA CHRISTIANSON  
 3072 N. SUNNYVIEW LN.  
 EAGLE ID, 83616  
 HONEY CREEK SUBDIVISION  
 BLOCK 1, LOT 5

JUNE S. HORSLEY  
 280 W. BEACON LIGHT RD.  
 EAGLE ID, 83616  
 RECORD OF SURVEY  
 No.2227

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 45°12'31" E	2.82



**REFERENCES**

- R1 = HONEY CREEK SUBDIVISION, BOOK 79 OF PLATS, 8543
- R2 = RECORD OF SURVEY 8281
- R3 = RECORD OF SURVEY 8162
- R4 = WARRANTY DEED, INSTRUMENT No. 2015-027214

**BASIS OF BEARING**

S 00°00'06" W BETWEEN FOUND MONUMENTS AT THE E 1/4 CORNER AND SE CORNER OF SECTION 32.

**ROCK SOLID CIVIL**  
 Civil Engineering and Land Development Consulting  
 270 North 27th Street, Boise, ID 83702  
 Office Phone: 208.342.3277  
 www.rocksolidcivil.com

Nathan J. Dang,  
 P.L.S. 11463



**Accurate Surveying & Mapping**  
 1602 W. Hays St., Suite 306  
 Boise, Idaho 83702  
 (208) 863-4198  
 www.accuratesurveyors.com

JOB NO.	15-224
DRAWN BY:	PGL2
SHEET:	1 OF 1



Land Description

A parcel of land being the east half of the southeast quarter of the southeast quarter of Section 32, Township 5 North, Range 1 East of the Boise Meridian, Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the found brass cap monument representing the position of the corner common to Sections 32 and 33, T5N, R1E and Sections 4 and 5 T4N, R1E as perpetuated by instrument number 99115735, Records of Ada County, from which the found 5/8<sup>th</sup> inch diameter iron pin representing the position of the east sixteenth corner common to said Sections 32 and 5 as perpetuated by instrument number 9231784, bears N 89° 34' 52" W a distance of 1335.69 feet;

Thence N 89° 34' 52" W along the line common to said Sections 32 and 5 for a distance of 667.90 feet to a point;

Thence N 00° 04' 39" E along the west line of said east half of the southeast quarter of the southeast quarter for a distance of 1321.97 feet to a found 5/8<sup>th</sup> inch diameter iron pin labeled PLS 4116;

Thence S 89° 34' 14" E along the sixteenth line for a distance of 666.15 feet to a found 5/8<sup>th</sup> inch diameter iron pin at the south sixteenth corner common to said Sections 32 and 33;

Thence S 00° 00' 06" W along the line common to said Sections 32 and 33 for a distance of 1321.86 feet to the **POINT OF BEGINNING**.

Parcel contains 20.242 acres, more or less.

(CONTINUED ON NEXT PAGE)

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**Except the following right-of-way parcel:**

Commencing at the found brass cap monument representing the position of the corner common to Sections 32 and 33, T5N, R1E and Sections 4 and 5, T4N, R1E thence N 00° 00' 06" E for a distance of 390.69 feet; thence N 89° 59' 54" W for a distance of 25.00 feet to the **POINT OF BEGINNING**;

Thence S 00° 00' 06" W for a distance of 365.51 feet;

Thence N 89° 34' 52" W for a distance of 374.82 feet;

Thence N 00° 25' 08" E for a distance of 5.00 feet;

Thence S 89° 34' 52" E for a distance of 344.78 feet;

Thence N 45° 12' 31" E for a distance of 35.23 feet;

Thence N 00° 00' 06" E for a distance of 335.47 feet;

Thence S 89° 59' 54" E for a distance of 5.00 feet to the **POINT OF BEGINNING**.

Excepted parcel contains 0.092 acres, more or less.

Net acreage of parcel less right-of-way exception is 20.15 acres, more or less.

**SUBJECT TO:** Any easements or reservations of record or in use on or across the above-described parcel of land.

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# Neighborhood Meeting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702

www.adaweb.net (208) 287-7900

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Ada County Code or ask one of our planners for more information on neighborhood meetings.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes all involved Neighborhood Associations and property owners within 300, 1,000, or 2,640 feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note:** The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Description of proposed project: 4 LOT SUBDIVISION  
Date and time of neighborhood meeting: 1/30/16 10:00 - 10:30 AM  
Location of neighborhood meeting: ON SITE

## SITE INFORMATION:

Location: Quarter: SE Section: 32 Township: 5N Range: 1E Total Acres: 20.9  
Subdivision Name: HAVE REQUESTED "INSPIRATION POINT" Lot: N/A Block: N/A  
Site Address: 600 BEACON LIGHT RD Tax Parcel Number(s): 50232449 405

## APPLICANT:

Name: PENELOPE RILEY, RILEY PLANNING SERVICES  
Address: P.O. BOX 105  
City: BOISE State: ID Zip: 83701  
Telephone: 208 908-1609 Fax: \_\_\_\_\_  
Email: PENELOPE@RILEYPLANNING.SRV

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Ada County Code.

A. Riley

Signature: (Applicant)

Date

1/30/16

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MAY 03 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

8/4/11

EXHIBIT 9  
Page 1 of 6  
Project # 201600664 S

# Neighborhood Meeting List Request

ADA COUNTY DEVELOPMENT SERVICES, 200 W. Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

## GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Ada County will notify surrounding property owners of the hearing). All involved Neighborhood Associations and property owners within **300, 1,000, or 2,640** feet of the subject property boundary need to be invited to your meeting. See ACC 8-7A-5C (1) & (2) for uses and districts requiring the 1000' or 2,640' notification.

According to Ada County Code, the meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. **Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

\*PLEASE NOTE: A FEE OF \$26.50 (Includes Tax) IS REQUIRED FOR THIS SERVICE (COUNTY PROVIDES MAILING LABELS)

## PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

APPLICATION TYPE	BRIEF DESCRIPTION (REQUIRED)
<input checked="" type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	4 LOT SUBDIVISION
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Variance	
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	
<input type="checkbox"/> Zoning Ordinance Map Amendment	

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 JAN 14 2016  
 ADA COUNTY  
 DEVELOPMENT SERVICES

## SITE INFORMATION:

Location: Quarter: SE Section: 32 Township: 5N Range: 1E Total Acres: 20.9  
 Subdivision Name: NA Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_  
 Site Address: 60 BEACON LIGHT ROAD Tax Parcel Number(s): 2015 50 232 44 9405  
 Current Zoning: ROT

Please make sure to include all parcels & addresses included in your proposed use.

## CURRENT PROPERTY OWNER:

Name: RICHARD SANCHEZ  
 Address: 1978 N. VALLE BELLOWS City: EAGLE State: ID Zip: 83616

## CONTACT PERSON (Mail recipient and person to call with questions):

Name: RENELOPE RILEY Business (if applicable): Riley Planning Services LLC  
 Address: Box 405 City: BOISE State: ID Zip: 83701  
 Fax: \_\_\_\_\_ Phone: (208) 908-1609 Cell: (208) 554-1925

OFFICE USE ONLY			
File No.:	Received By: <u>Bucky A</u>	Date: <u>Jan 14, 2016</u>	Stamped: <u>yes</u>

8/4/11

GUALTERRI  
 G.C. 3312

EXHIBIT 9  
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 Project # 201600664 5

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**MAY 03 2016**

Preap  
 ADA COUNTY  
 DEVELOPMENT SERVICES

DAVIES JAMES E  
3420 N SHADOW HILLS DR  
EAGLE, ID 83616-0000

HASSELBLAD ISAAC & KRISTIN  
3439 N SHADOW HILLS DR  
EAGLE, ID 83616-0000

YEAKLEY ROURKE M & AMY L  
393 N MAGNOLIA PL  
MIDDLETON, ID 83644-0000

CURNOW ADRIAN  
3285 N SHADOW HILLS DR  
EAGLE, ID 83616-0000

SAWYER JOHN B & LYNETTE D  
135 BAKER ST # 204  
MOSCOW, ID 83843-0000

FISHER DAVID W HERITAGE TRUST  
1/16/07  
661 E BEACON LIGHT RD  
EAGLE, ID 83616-0000

CIMINO DAVID A  
PO BOX 363328  
SAN JUAN, PR 00936-0000

BANKER FAMILY TRUST & DAVID K  
TRUSTEE  
300 W SUTTER DR  
EAGLE, ID 83616-0000

HORSLEY JUNE S  
280 W BEACON LIGHT RD  
EAGLE, ID 83616-2734

AGUILA LLC  
PO BOX 370  
KETCHUM, ID 83340-0000

LANGLEY RANDALL K & JACQUELYN  
176 W SUTTER DR  
EAGLE, ID 83616-0000

CERNY BRUCE J & LISA J  
58 W SUTTER DR  
EAGLE, ID 83616-0000

MCQUEARY LINDA LEE  
P O BOX 1145  
EAGLE, ID 83616-0000

MOE WAYNE L & GLENDA K 185 W  
WOODHAVEN LN  
IDAHO FALLS, ID 83404-0000

FALKNER JOHN & KELLY  
3071 N SUNNY MEADOW LN  
EAGLE, ID 83616-0000

CHRISTIANSON KIMBALL & OLIVIA  
2621 E GREENBROOK DR  
EAGLE, ID 83616-0000

SANCHEZ RICHARD SCOTT  
60 W BEACON LIGHT RD  
EAGLE, ID 83616-0000

B & J LIMITED PARTNERSHIP  
PO BOX 363328  
SAN JUAN, PR 00936-3328

ROGDE GARY S & PHEBE A1650  
WILLOWBROOK DR # 13  
PROVO, UT 84604-0000

EXHIBIT 9  
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Project # 2016006645

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RILEY PLANNING SERVICES LLC

- Land Use Planning • Due Diligence •
- Individual Assessments •

January 23, 2016

Dear Neighbor:

Please join us for a neighborhood meeting about a proposed four 5-acre lot subdivision at the northwest corner of Beacon Light Road and Eagle Road. The purpose of this meeting is to provide you with information about the proposed subdivision. A site map is provided below.

**WHERE: 60 Beacon Light Road, Eagle, ID**

**WHEN: 10:00 to 10:30 AM on January 30, 2016**

Representatives of the applicant will be present at the meeting to provide you with information about the proposed subdivision and to answer any questions you may have.

Thank you in advance for your interest.

Best regards,

Penelope Riley



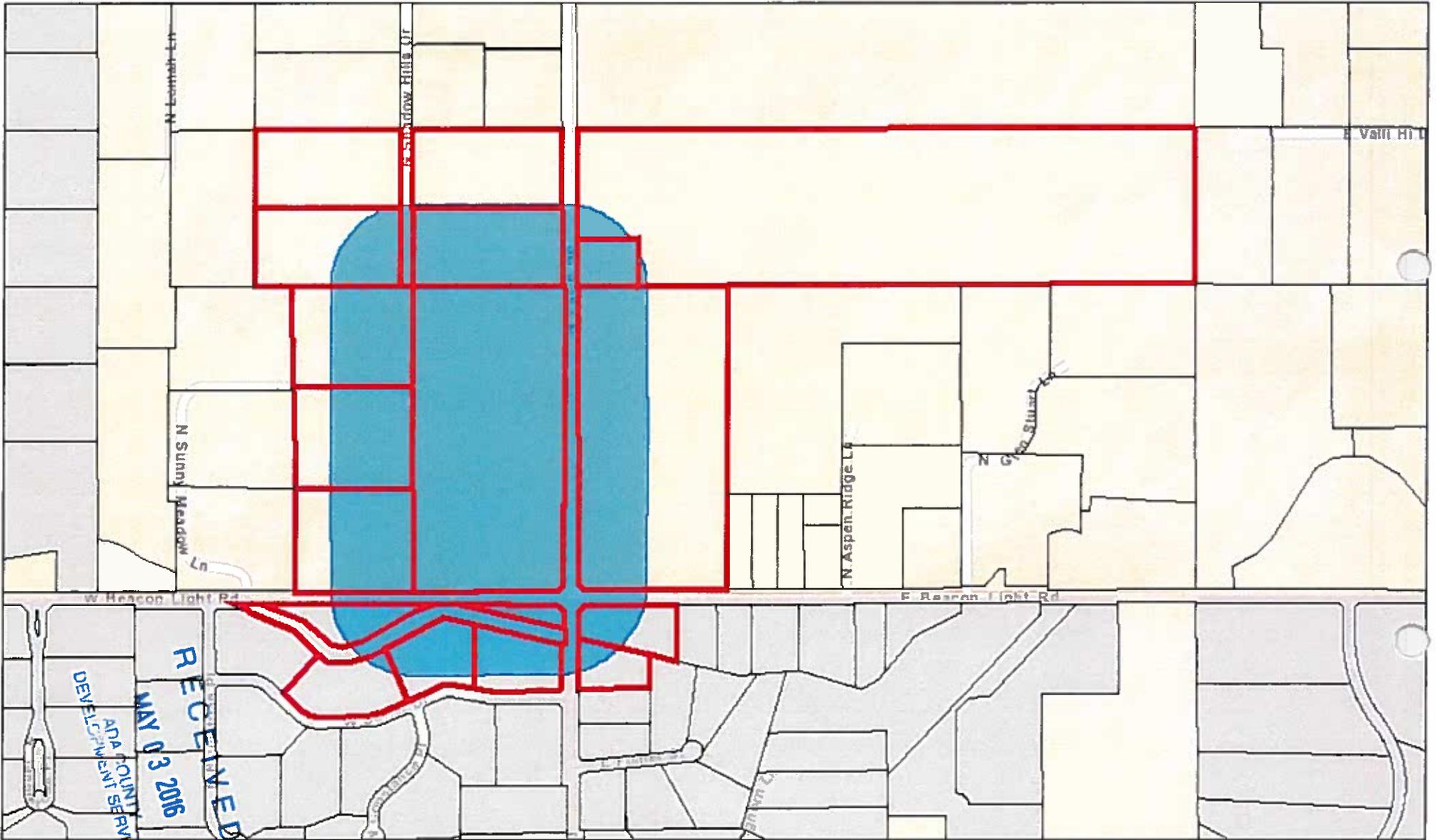
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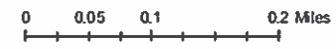


# Ada County Development Services



- Search Results: City Limits
- Parcels
  - BOISE
  - EAGLE
  - GARDEN CITY
  - KUNA
  - MERIDIAN
  - STAR
  - Parks

EXHIBIT 9  
 Page 5 of 6  
 Project # 201600064.5



Date: 1/14/2016



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**NEIGHBORHOOD MEETING SIGN-IN SHEET**

60 West Beacon Light Road

January 30, 2016 – 10:00 to 10:30 AM

NAME	ADDRESS	EMAIL
JOE FRACCIOLLA	60 W BEACON LIGHT Rd.	JOE.FRACCIOLLA@YDLT.COM
Penelope Riley	Box 405 Boise 83701	

RECEIVED  
 MAY 13 2016  
 ADA COUNTY  
 DEVELOPMENT SERVICES



Order No.: 1082852-nb1

## WARRANTY DEED

### FOR VALUE RECEIVED

**The Heights Church, Inc., an Idaho non-profit corporation**

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**Richard Scott Sanchez, an unmarried man**

GRANTEES(s), whose current address is: **1978 N Valle Bello Way, Eagle, ID 83616**  
the following described real property in Ada County, State of Idaho, more particularly  
described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Effective this 3rd day of April, 2015

The Heights Church, Inc.

[Signature]  
by: Paul Maudlin, Director

[Signature]  
by: Mark Stein, Director

[Signature]  
by: Mike Van Hemelryck, Director

RECEIVED

MAY 03 2016

ADA COUNTY  
DEVELOPMENT SERVICES

EXHIBIT 10

Page 1 of 3

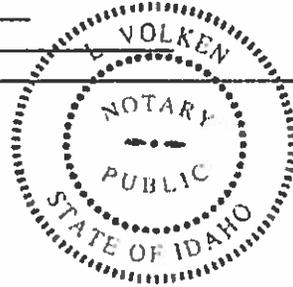
Project # 2016000664 S

State of Idaho

County of Ada

On this 2nd day of April, 2015, before me the undersigned, a Notary Public in and for said state, personally appeared Paul Maudlin, Mark Stein, Mike Van Hemelryck known or identified to me to be the Directors of The Heights Church, Inc. the corporation that executed the instrument or the person(s) who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature]  
Notary Public Name: L. Volken  
Residing at \_\_\_\_\_  
My Commission Expires: 4/10/18



Residing: Nampa, ID  
Commission Expires: 04/10/2018

RECEIVED  
MAY 03 2015  
ADA COUNTY  
DEVELOPMENT SERVICES

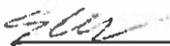
**EXHIBIT "A"**

The East Half of the Southeast Quarter of the Southeast Quarter of Section 32, Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho.

**EXCEPTING THEREFROM:**

A parcel of land conveyed to Ada County Highway District by Warranty Deed recorded November 19, 1991 as Instrument No. 9165454, records of Ada County, Idaho, situated in the Southeast quarter of Section 32, Township 5 North, Range 1 East, Boise Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at the Southeast corner of said Section 32 (STA. 5+09.27 as shown on the Eagle Road Bridge #34 replacement plans, ACHD project #25445.0); thence North 89°28'45" West along the South line of said Section 32 a distance of 400.00 feet to a point (STA. 96+00, Beacon Light Road Stationing, as shown on said bridge replacement plans); thence North 00°31'15" East for a distance of 25.00 feet to a point on the South right-of-way line of Beacon Light Road, said point being the REAL POINT OF BEGINNING; Thence North 00°31'15" East for a distance of 5.00 feet to a point; Thence South 89°28'45" East for a distance of 344.78 feet to a point; Thence North 45°18'44" East for a distance of 35.23 feet to a point; Thence North 00°06'13" East for a distance of 335.47 feet to a point; Thence South 89°53'46" East for a distance of 5.00 feet to a point; Thence South 00°06'13" West for a distance of 365.50 feet to a point; Thence North 89°28'45" West for a distance of 374.81 feet to the REAL POINT OF BEGINNING.

Initials   
Initials 

**RECEIVED**  
**MAY 03 2016**  
**ADA COUNTY**  
**DEVELOPMENT SERVICES**

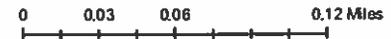


# 201600664 S Vicinity Map



Search Results:  
Parcels

- Parcels
-  Parks



Date: 5/9/2016

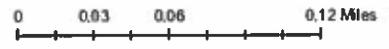


This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



EXHIBIT 12  
 Page 1 of 1  
 Project # 201600664 S

Search Results: — Major Streets  
 Parcels  
 Parcels  
 Parks  
 Street Names



Date: 5/9/2016



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



# 201600664 S Large Aerial

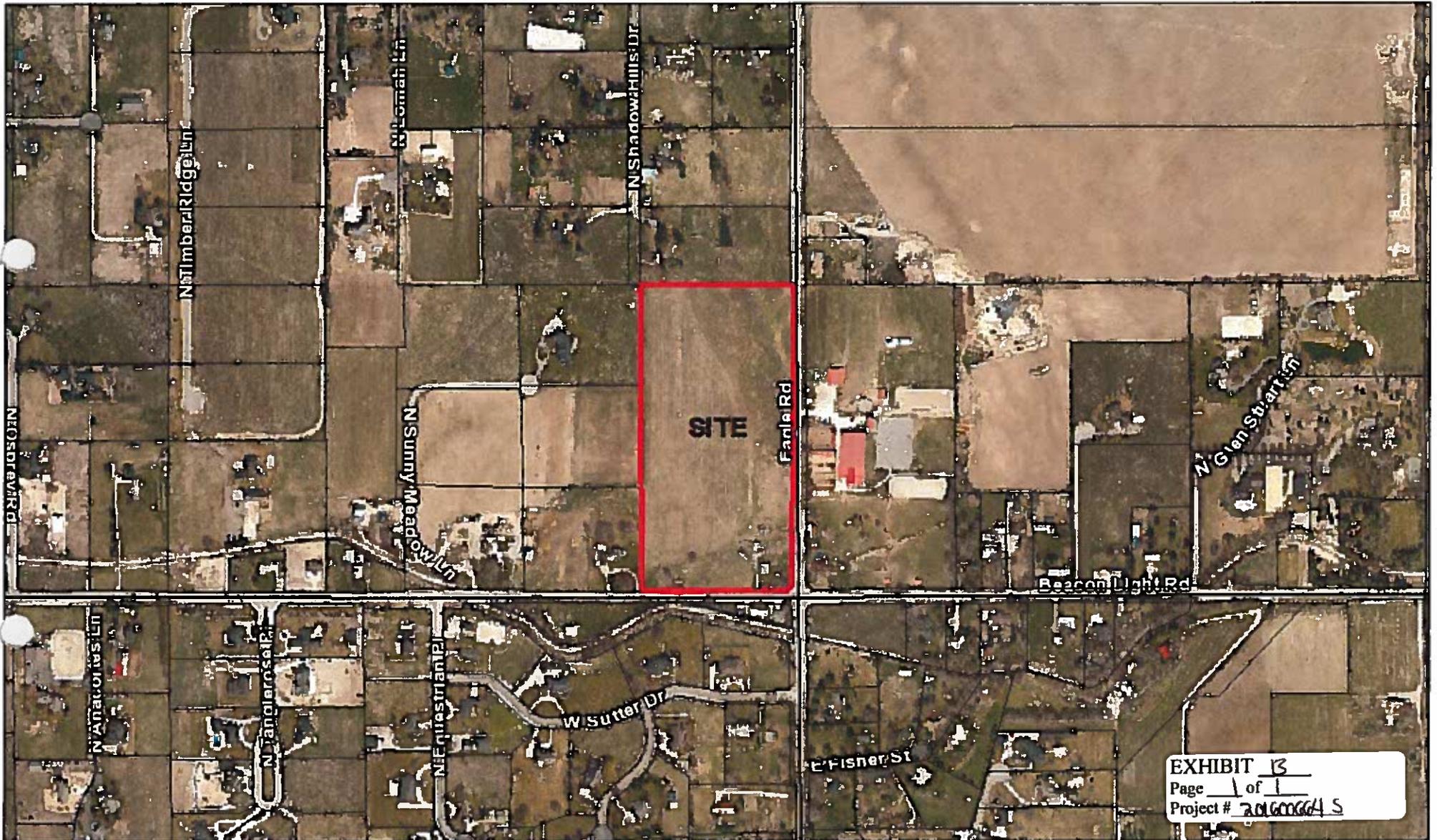


EXHIBIT 13  
 Page 1 of 1  
 Project # 201600664 S

Search Results: — Major Streets

Parcels



Parcels



Parks

Street Names



Date: 5/9/2016



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Brent Danielson**

**From:** Brent Danielson  
**Sent:** Tuesday, May 10, 2016 8:09 AM  
**To:** nancy@drycreekcemetery.com; chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; Cecily Willerton; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwilliams@cityofeagle.org; cmiller@compassidaho.org; tfuller@compassidaho.org; kmccleddy@eaglefire.org; sbuck@eaglefire.org; rward@idfg.idaho.gov; danielle.robins@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; swidrcd@idahorcd.org; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; Brian Wilbur; cherylwright@cwidaho.cc; mdewalt@adalib.org; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; Jerry Servatius; rkinney@republicservices.com; jstuber@republicservices.com; Brent Danielson  
**Cc:** Brent Danielson  
**Subject:** Ada County Application Transmittal Notice.

	<p><b>Ada County Development Services</b>  <b>Planning &amp; Zoning Division Transmittal</b></p>
--	--

<b>File Number:</b> <a href="#">201600664-S</a>	<b>X-Reference:</b> NONE
<b>Description:</b> A preliminary plat application for a four (4) lot residential subdivision.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 7/14/2016
<b>Applicant:</b> RILEY PLANNING SERVICES	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains 20.910 acres and is located at 60 W BEACON LIGHT RD EAGLE 83616, Section 32 5N 1E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/) and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 5/25/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,  
 BRENT DANIELSON, ASSOCIATE PLANNER  
 200 W Front Street  
 Boise ID 83702

EXHIBIT 14  
 Page 1 of 2  
 Project # 201600664 S

bdanielson@adaweb.net  
(208) 287-7913

EXHIBIT 14  
Page 2 of 2  
Project # 201600664 S



ADA COUNTY  
Development Services Department

Megan M. Leatherman, MCRP  
Director

Ada County Courthouse  
200 West Front Street  
Boise ID 83702  
208.287.7900  
Fax 208.287.7909  
www.adacounty.id.gov

Department Divisions  
Building  
Engineering & Surveying  
Permitting  
Planning & Zoning

Ada County Commissioners  
Jim Tibbs, First District  
Rick Yzaguirre, Second District  
David L. Case, Third District

May 11, 2016

Penelope Riley  
Riley Planning Services LLC  
P.O. Box 405  
Boise, ID 83701

RE: PROJECT #201600664 S; INSPIRATION POINT SUB

Dear Ms. Riley;

This is to notify you that your application has been scheduled to be heard by the Ada County Planning and Zoning Commission on **July 14, 2016**. This hearing will begin at 6:00 p.m. and will be held in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID. You or your representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the staff report. I can be reached at 287-7913 or via e-mail at [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

In accordance with State law, "Notice of Public Hearing" must be posted on the site. Ada County recently amended the code to require the applicant to post the sign.

The sign is required to be posted ten (10) days in advance of the hearing. If the property is not posted correctly or the certification form is not submitted to Development Services at least seven (7) days prior to the public hearing, the application will be tabled until the next available hearing date. The certification form is available to download on our website at [www.adaweb.net/DevelopmentServices](http://www.adaweb.net/DevelopmentServices). The sign is required to be taken down no later than three (3) days after the final decision. If there are multiple hearings on the application, the sign does not need to be taken down between hearings. However, the sign will need to be updated with the new hearing dates as the application goes through the hearing process.

Sincerely,

Brent Danielson, AICP  
Associate Planner  
Ada County Development Services, Planning & Zoning Division

Cc: Richard Sanchez, 1978 N. Valle Bello Way, Eagle, ID 83616  
Jim Coslett, PE, 270 N. 27<sup>th</sup> St., Suite C. Boise, ID 83702

EXHIBIT 15  
Page 1 of 1  
Project # 201600664 S

MEMORANDUM

---



DATE: 5/11/2016

RE: 201600664 Inspiration Point

TO: Brent Danielson, Associate Planner

FROM: Mark Ferm, Ada County Building Official

RECEIVED

MAY 11 2016

ADA COUNTY  
DEVELOPMENT SERVICES

---

Summary of Project:

A preliminary plat application for a four (4) lot residential subdivision at 60 Beacon Light Road.

Findings and Conditions:

The Building Division has no objection to the proposed change.

Conclusion:

Approved as Submitted

Mark Ferm  
Ada County Building Official  
200 W Front Suite 2125  
Boise Idaho 83702  
Phone 287-7910

[markf@adaweb.net](mailto:markf@adaweb.net)

EXHIBIT 16  
Page 1 of 1  
Project # 201600664 S



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

ACZ

<b>RECEIVED</b>	<input type="checkbox"/> Boise
	<input type="checkbox"/> Eagle
MAY 13 2016	<input type="checkbox"/> Garden City
	<input type="checkbox"/> Kuna
ADA COUNTY DEVELOPMENT SERVICES	<input type="checkbox"/> Meridian
	<input type="checkbox"/> Star

Rezone # \_\_\_\_\_  
 Conditional Use # \_\_\_\_\_  
 Preliminary / Final / Short Plat 2016 00604-5

Inspiration Point Sub.

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water       waste flow characteristics
  - bedrock from original grade       other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage       community sewage system       community water well
  - interim sewage       central water
  - individual sewage       individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage       community sewage system       community water
  - sewage dry lines       central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment       swimming pools or spas       child care center
  - beverage establishment       grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. Application, fee, test holes,  
possibly ground water monitoring  
& full engineer report required

Reviewed By: [Signature]  
 Date: 5/13/16

EXHIBIT 17  
 Page 1 of 1  
 Project # 2016006045

**Brent Danielson**

---

**From:** newts@q.com  
**Sent:** Sunday, May 15, 2016 11:19 AM  
**To:** Brent Danielson  
**Cc:** penelope@rileyplanning.com  
**Subject:** Re: Ada County Application No. 201600664-S - 60 West Beacon Light Road - "Inspiration Point"

Hi,

The subject property is within and is served by Capital View Irrigation District.

The developer and the applicant's representative met with the CVID (Capital View Irrigation District) Board of Directors in March.

CVID is not opposed to the development. The developer and applicant's representative were agreeable to CVID's request for the following county condition of approval:

a. Protect and maintain the existing wasteway drainage channel that diagonals across the northeast corner of the property, or replace it in kind. This waste and stormwater runoff channel is still in use and has been for decades.

The developer's representative also was amenable to keeping the existing irrigation district shares in single ownership, such as a homeowner's association, so there will continue to be only one invoice for the irrigation district shares attached to this property, however, this may not be something that is appropriate for the county to require in the development agreement, assuming the application is approved.

Thank you,  
Pete Newton  
Secretary/Treasurer  
Capital View Irrigation District  
C: 484-8141

----- Original Message -----  
From: Brent Danielson <[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)>  
Cc: Brent Danielson <[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)>  
Sent: Tue, 10 May 2016 10:08:32 -0400 (EDT)  
Subject: Ada County Application Transmittal Notice.



	<b>Ada County Development Services Planning &amp; Zoning Division Transmittal</b>
--	---

EXHIBIT 18  
Page 1 of 2  
Project # 201600664 S

<b>File Number:</b> <u>201600664-S</u>	<b>X-Reference:</b> NONE
<b>Description:</b> A preliminary plat application for a four (4) lot residential subdivision.	
<b>Reviewing Body:</b> P AND Z	<b>Hearing Date:</b> 7/14/2016
<b>Applicant:</b> RILEY PLANNING SERVICES	<b>P&amp;Z Recommendation:</b>
<b>Property:</b> The property contains 20.910 acres and is located at 60 W BEACON LIGHT RD EAGLE 83616, Section 32 5N 1E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/) and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 5/25/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,

BRENT DANIELSON, ASSOCIATE PLANNER

200 W Front Street

Boise ID 83702

[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)

(208) 287-7913

EXHIBIT 18  
Page 2 of 2  
Project # 201600664-S



Kurt McClenny/Fire Marshal

## FIRE CODE ENFORCEMENT

Subject: Inspiration Point Subdivision – 201600664-S

The Eagle Fire Department has reviewed the application requesting preliminary plat approval for Inspiration Point Subdivision. The site in question is located at 60 W. Beacon Light Road.

Available water for fire protection is a requirement for this proposed subdivision.

The minimum fire flow and flow duration requirements for one and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for one hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1 of the 2012 International Fire Code.

The number and spacing of required fire hydrants shall not exceed that listed in Appendix C of the 2012 International Fire Code. All fire hydrant locations and required fire flows shall be witnessed and approved by the Eagle Fire Department prior to any building permits being issued.

All fire department access roadways/driveways in this subdivision shall be provided and maintained in accordance with Appendix D and Section 503 of the 2012 International Fire Code. This shall include adequate roadway widths, turning radius, roadway surface and approved turnarounds if required due to length of roadway.

With the above-mentioned items noted, the Eagle Fire Department approves this application.

If you have any questions or need additional information regarding this transmittal please give me a call.

APPLICATION REVIEWED BY Kurt McClenny DATE 5/23/16



EXHIBIT 19  
Page 1 of 1  
Project # 201600664 S

MEMORANDUM

---



DATE: May 26, 2016

RE: Recommendation Regarding File 2016006640 - Inspiration Point Pre-Plat

TO: Brent Danielson, Associate Planner

FROM: Angela Gilman, Ada County Engineer

CC:

---

Brent,

I have reviewed the preliminary plan for this project.

Comments and Conditions of Approval.

Applicant shall comply with Eagle Fire and Capital View Irrigation District requirements.

I recommend approval of this preliminary plat.



EXHIBIT 20  
Page 1 of 1  
Project # 201600664 S



# 201600664 S Radius Map

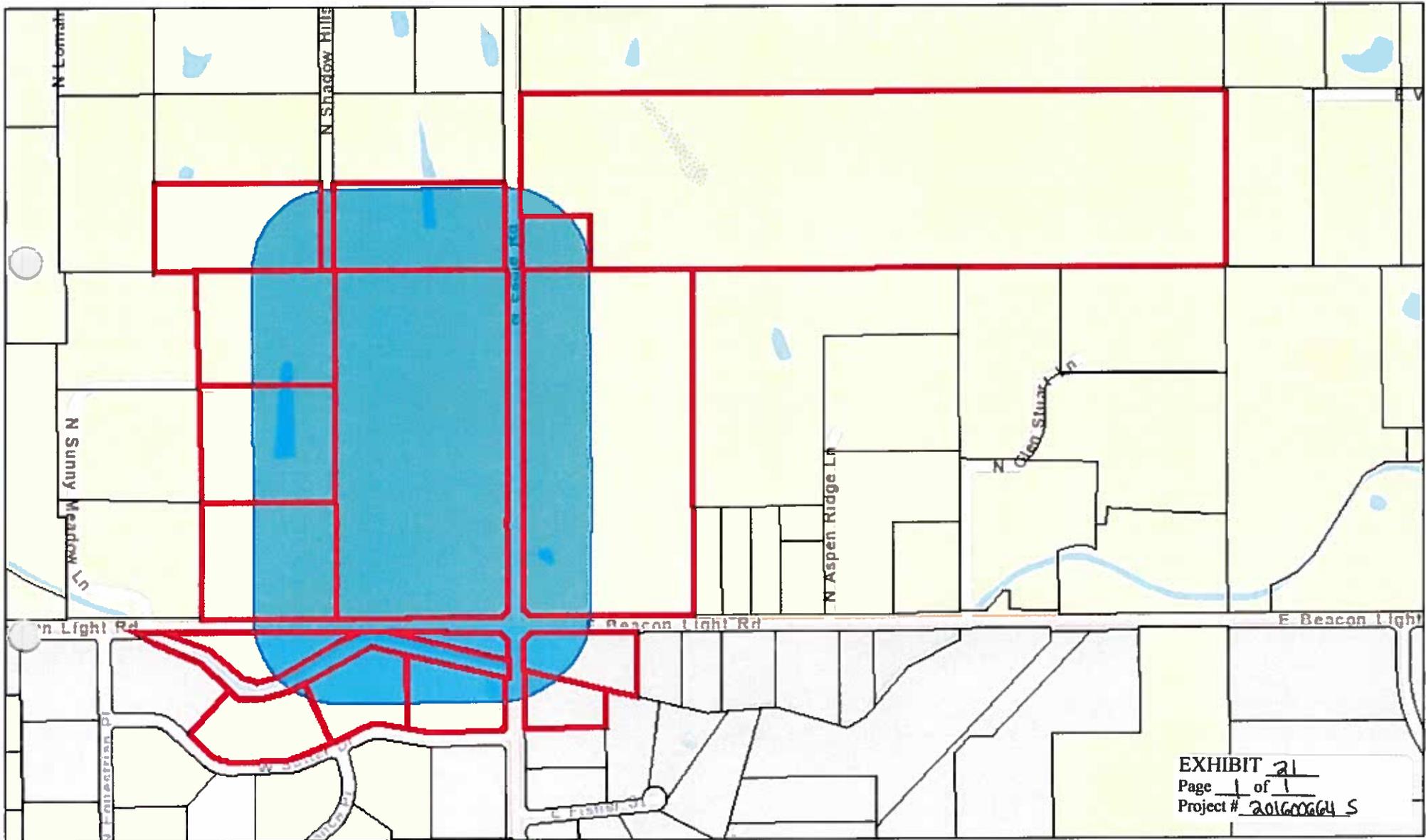
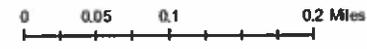


EXHIBIT 21  
 Page 1 of 1  
 Project # 201600664 S

- Search Results: **City Limits**    ■ GARDEN CITY    ■ STAR  
 Parcels    ■ BOISE    ■ KUNA    ■ Parks  
 Parcels    ■ EAGLE    ■ MERIDIAN



Date: 6/13/2016



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PRIMOWNER  
AGUILA LLC  
B & J LIMITED PARTNERSHIP  
BANKER FAMILY TRUST  
CERNY BRUCE J &  
CHRISTIANSON KIMBALL &  
CIMINO DAVID A  
CURNOW ADRIAN  
FALKNER JOHN &  
FISHER DAVID W HERITAGE TRUST 1/16/07  
HORSLEY JUNE S  
LANGLEY RANDALL K &  
MCQUEARY LINDA LEE  
MOE WAYNE L &  
ROGDE GARY S &  
SANCHEZ RICHARD SCOTT  
SAWYER JOHN B &  
YEAKLEY ROURKE M &

SECOWNER  
  
  
LISA J  
OLIVIA  
  
KELLY  
  
JACQUELYN  
  
GLENDA K  
PHEBE A  
  
LYNETTE D  
AMY L

ADDCONCAT  
PO BOX 370  
PO BOX 363328  
300 W SUTTER DR  
58 W SUTTER DR  
3072 N SUNNY MEADOW LN  
PO BOX 363328  
3285 N SHADOW HILLS DR  
3071 N SUNNY MEADOW LN  
661 E BEACON LIGHT RD  
280 W BEACON LIGHT RD  
176 W SUTTER DR  
P O BOX 1145  
185 W WOODHAVEN LN  
1650 WILLOWBROOK DR # 13  
60 W BEACON LIGHT RD  
2700 N EAGLE RD  
393 N MAGNOLIA PL

STATCONCAT  
KETCHUM, ID 83340-0000  
SAN JUAN, PR 00936-3328  
EAGLE, ID 83616-0000  
EAGLE, ID 83616-0000  
EAGLE, ID 83616-0000  
SAN JUAN, PR 00936-0000  
EAGLE, ID 83616-0000  
EAGLE, ID 83616-0000  
EAGLE, ID 83616-0000  
EAGLE, ID 83616-2734  
EAGLE, ID 83616-0000  
EAGLE, ID 83616-0000  
IDAHO FALLS, ID 83404-0000  
PROVO, UT 84604-0000  
EAGLE, ID 83616-0000  
EAGLE, ID 83616-0000  
MIDDLETON, ID 83644-0000

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



June 14, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Ada County Planning & Zoning Commission will hold a public hearing on **July 14, 2016** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

**201600664-S**, A preliminary plat application for a four (4) lot residential subdivision. The property contains 20.91 acres and is located at 60 W. Beacon Light Road in Section 32, T. 5N, R. 1E, Eagle, ID.

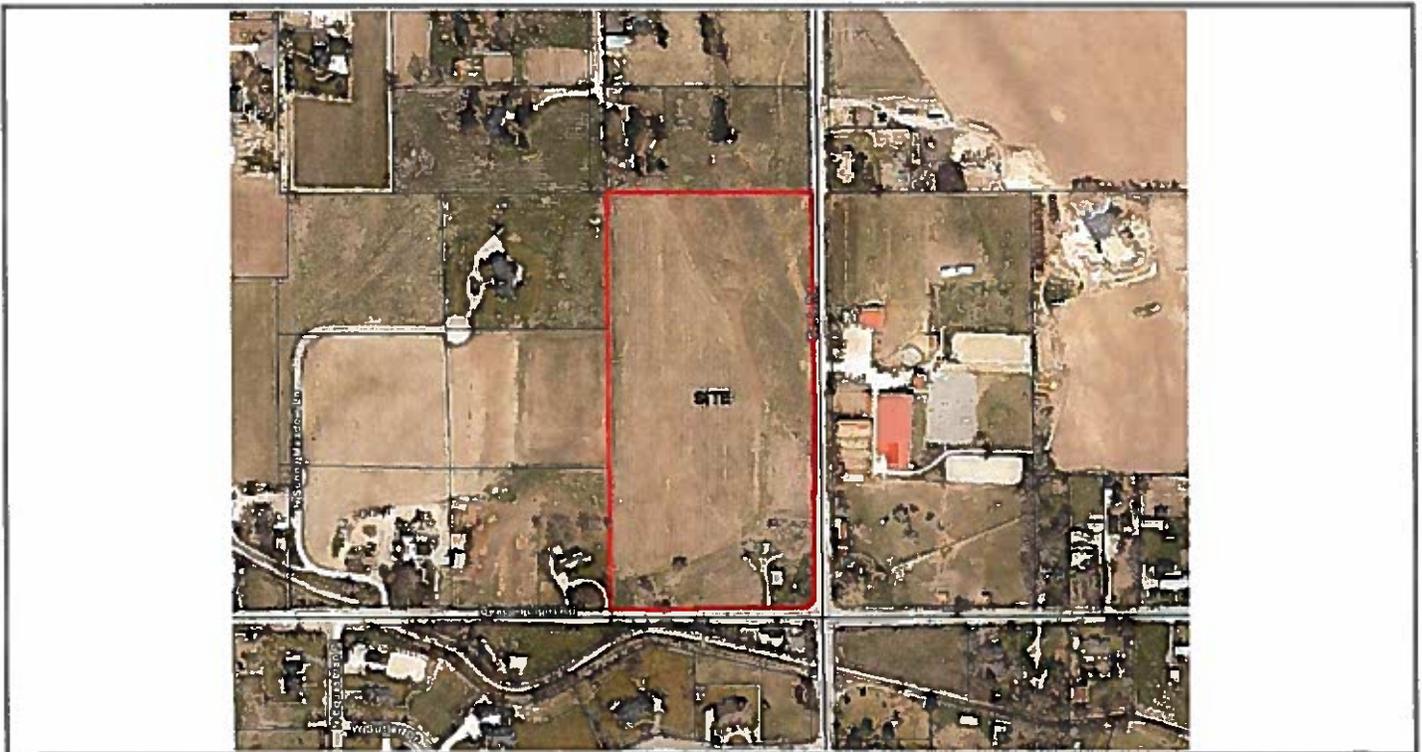
Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201600664-S**" in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

5 days prior to the hearing you can go to <https://adacounty.id.gov> to view the agenda or staff report.



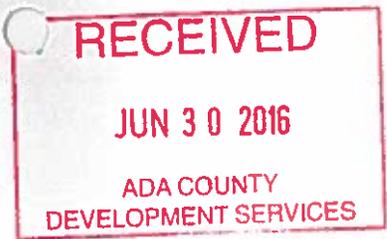
**NOTES:**

- This item may not be heard at the scheduled time of 6:00 p.m., as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

EXHIBIT 23  
Page 1 of 1  
Project # 201600664 S

LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Ada County Planning and Zoning Commission will hold a public hearing on July 14, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201600646-CU-MSP-FP, JOHN WOOD; Conditional use master site plan and floodplain applications to hold events and classes for a Go Kart Track. The applicant is proposing an 80,100 sq.ft. asphalt track, landscaping, and recycled asphalt parking areas to total 40-spaces. The applicant is also proposing to utilize an existing 1,800 square foot agricultural structure for storage. The number of carts on the track will range from 5-15 carts. The applicant is proposing to operate Wednesday through Sunday, 9am to 8pm. Participants & guests per event/class are estimated from 5-20 and up to 4 volunteers. Restrooms will be provided by porta-potties, and bottled drinking water will be provided for the Go Kart Racers. The property contains 100.25 acres and is located at 8700 W. Chaparral Rd., Eagle, ID 83616 in Section 9, T. 5N, R. 1W. Kristy Inselman 287-7998. 201600664-S, RILEY PLANNING SERVICES; A preliminary plat application for a four (4) lot residential subdivision. The property contains 20.91 acres and is located at 60 W. Beacon Light Rd., Eagle, ID 83616 in Section 32, T. 5N, R. 1E. Brent Danielson 287-7913. 201600795-ZC-DA-MSP, DAVE EVANS CONSTRUCTION; Zoning ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is also seeking to rezone the property from R6 to R20 for the multi-family portion with C2 zoning at the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both W. Lake Hazel Road and S. Maple Grove Road. The property contains 8.876 acres and is located at the southwest corner of W. Lake Hazel Road and S. Maple Grove Road at 6267 S. Maple Grove Rd. Boise, ID 83709 in Section 2, T. 2N, R. 1E. Kristy Inselman 287-7998. 201600840-CU-MSP, CUSTOM STEEL STRUCTURES; Proposed 2,500 square foot storage building, 2,000 square foot covered parking area, and 400 square foot glass showroom for vehicles. The property contains 2 acres and is located at 4471 & 4473 S. Henry Rd., Boise, ID 83709 in Section 30, T. 3N, R. 2E. Diana Sanders 287-7905. Staff Reports Available On-Line 5 Days before Hearing Date - adaweb.net Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. ADA COUNTY PLANNING AND ZONING COMMISSION Mark Perfect Planning & Zoning Administrator Pub. June 28, 2016 **Publish Dates: 6/28/2016 -7/12/2016**

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# Sign Posting Certification

ADA COUNTY DEVELOPMENT SERVICES, 200 W Front Street, Boise, Idaho 83702

www.adaweb.net | (208) 287-7900

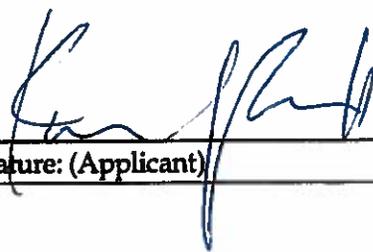
### GENERAL INFORMATION:

You must post the property at least ten (10) days prior to the scheduled public hearing. The Certification form must be submitted at least seven (7) days prior to the scheduled public hearing. Please review Section 8-7A-5 of the Ada County Code for all sign posting requirements.

Please attach dated photographs of each sign with the certification.

### PROJECT INFORMATION:

Location:	Quarter:	Section: 32	Township: SN	Range: 1 E	Total Acres: 20.91
Project Name: 20160064-S			Lot:	Block:	
Site Address: 60 W Beacon Light Road			Tax Parcel Number(s):		
File Number:			Date Posted:		

<b>APPLICANT:</b> Richard Sanchez			
Name: Premier Signs Inc. on Behalf of Richard Sanchez			
Address: 2120 E. Farview Ave			
City: Meridian	State: ID	Zip: 83642	
Telephone: 208-855-0520	Fax:		
<p>I certify that the property was posted at least ten (10) days prior to the scheduled public hearing and have attached dated photographs of each sign in accordance with Section 8-7A-5 of the Ada County Code.</p>			
			Date: 6/30
Signature: (Applicant)			Date

Please draw a diagram of sign location(s) on the property

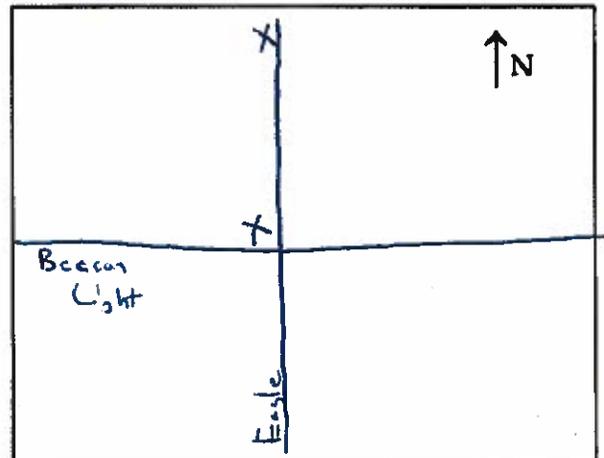


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OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

RECEIVED  
JUN 30 2016  
ADA COUNTY  
DEVELOPMENT SERVICES

# ADA COUNTY PUBLIC HEARING NOTICE

*Ada County Planning & Zoning Commission*  
ADA COUNTY will hold a public hearing on July 14th, 2016 at 6:00 PM  
in the Commissioners' Main Hearing RM 7-1235 (On 1st floor) 200 W. Front  
ST Boise, ID.  
PURPOSE: 201600664-S/A preliminary plat application for a four(4) lot  
residential subdivision.  
PROPERTY LOCATION: The property contains 20.91 acres and  
is located at 60 W/ Beacon Light Road in Section 32, T.5N, R.1E  
Eagle Idaho  
APPLICATION BY: Richard Sanchez  
PROJECT #/PLANNER/PHONE #: 201600664-S/  
Brent Danielson / 208-287-7900.

06 30 2016 02 15

# ADA COUNTY PUBLIC HEARING NOTICE

*Ada County Planning & Zoning Commission*  
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PROPERTY LOCATION: The property contains 20.91 acres and  
is located at 60 W/ Beacon Light Road in Section 32, T.5N, R.1E  
Eagle Idaho  
APPLICATION BY: Richard Sanchez  
PROJECT #/PLANNER/PHONE #: 201600664-S/  
Brent Danielson / 208-287-7900.

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**Project/File:** **Inspiration Point Subdivision/APP16-0002/201600664-S**  
*This is a preliminary plat application to allow for the development of 4 single family building lots on 20.91 acres. The site is located at northwest corner of Beacon Light and Eagle Roads in Eagle, Idaho.*

**Lead Agency:** Ada County

**Site address:** 60 Beacon Light Road

**Staff Approval:** June 1, 2016

**Applicant:** Richard Sanchez  
 1978 N. Valle Bello Way  
 Eagle, ID 83616

**Representative:** Penelopy Riley  
 Riley Planning Services, LLC  
 PO Box 405  
 Boise, ID 83701

**Staff Contact:** Mindy Wallace  
 Phone: 387-6178  
 E-mail: mwallace@achdidaho.org



## **A. Findings of Fact**

1. **Description of Application:** The applicant is requesting approval of a preliminary plat application to allow for the development of 4 single family building lots on 20.91 acres. The site is located at northwest corner of Beacon Light and Eagle Roads in Eagle, Idaho. This site is located within the City of Eagle impact area.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural urban transitional	RUT (Ada County)
South	Residential Estate	R-E (City of Eagle)
East	Rural urban transitional	RUT (Ada County)
West	Rural urban transitional	RUT (Ada County)

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** 0

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- 6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
- 7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - Beacon Light Road is listed in the Capital Improvements Plan for right-of-way corridor preservation for 96-feet of right-of-way to allow for the construction of a future 3 lane rural roadway.
  - The intersection of Beacon Light Road and Eagle Road is listed in the Capital Improvements Plan to be widened and reconstructed as a multi-lane roundabout between 2027 and 2031.

**B. Traffic Findings for Consideration**

- 1. **Trip Generation:** This development is estimated to generate 30 additional vehicle trips per day (10 existing); 3 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.
- 2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Beacon Light	620-feet	Minor Arterial	256	Better than "D"	Better than "D"
Eagle Road	1,260-feet	Collector	70	Better than "D"	Better than "D"

\*Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

\* Acceptable level of service for a two-lane collector is "D" (425 VPH).

- 3. **Average Daily Traffic Count (VDT)**  
*Average daily traffic counts are based on ACHD's most current traffic counts.*
  - The average daily traffic count for Beacon Light Road west of Eagle Road was 3,850 on 7/8/15.
  - The average daily traffic count for Eagle Road north of Beacon Light Road was 1,295 on 4/18/12.

**C. Findings for Consideration**

- 1. **Beacon Light/Eagle Road Intersection**  
The intersection of Beacon Light/Eagle Roads is listed in ACHD's Capital Improvement Plan (CIP) to be reconstructed as a multi-lane roundabout in 2027 to 2031.

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Consistent with ACHD's Right-of-Way Dedication policy and the intersection improvement planned in the CIP the applicant should be required to dedicate additional right-of-way at the Beacon Light/Eagle Road intersection as shown above. The applicant will be compensated for additional right-of-way dedicated beyond the existing right-of-way on both roadways.

## 2. Beacon Light Road

a. **Existing Conditions:** Beacon Light Road is improved with 2 to 3-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50 to 60-feet of right-of-way for Beacon Light Road (25 to 30-feet from centerline).

b. **Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a

continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

**Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Beacon Light Road is designated in the MSM as a Minor Arterial Roadway with 3-lanes, within 96-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to dedicate an additional 23-feet of right-of-way to total 48-feet from the centerline of Beacon Light Road abutting the site, and to construct a 5-foot wide detached concrete sidewalk abutting the site on Beacon Light Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Beacon Light Road abutting the site.

Consistent with ACHD Frontage Improvement Policy, the applicant should be required to widen the pavement on Beacon Light Road abutting the site to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

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### 3. Eagle Road

- a. **Existing Conditions:** Eagle Road is improved with 2 to 3-travel lanes and no curb, gutter or sidewalk abutting the site. There is 60 to 65-feet of right-of-way for Eagle Road (20 to 25-feet from centerline).

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Eagle Road is designated in the MSM as a Arterial Roadway with 3-lanes, a 46-foot street section within 74-feet of right-of-way.

- b. **Applicant Proposal:** The applicant has proposed to dedicated an additional right-of-way to total 35-feet from the centerline of Eagle Road abutting the site, and to construct a 5-foot wide detached concrete sidewalk abutting the site on Eagle Road.

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- c. **Staff Comments/Recommendations:** The applicant should be required to dedicate 37-feet of right-of-way from the centerline of Eagle Road abutting the site. The applicant will not be compensated for this right-of-way dedication (outside the area of influence for the roundabout) as this section of Eagle Road is not listed as impact fee eligible in ACHD's Capital Improvements Plan.

The applicant's proposal to construct a 5-foot wide detached concrete sidewalk abutting the site meets District policy and should be approved, as proposed. The sidewalk should be located a minimum of 30-feet from the centerline of Eagle Road abutting the site.

Consistent with ACHD Frontage Improvement Policy, the applicant should be required to widen the pavement on Eagle Road abutting the site to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

## 4. Driveways

### 5.1 Beacon Light Road/Eagle Road

- a. **Existing Conditions:** There is one 14-foot wide full access driveway onto Beacon Light Road located approximately 170-feet west of Eagle Road.

There is one 24-foot wide full access driveway onto Eagle Road located approximately 245-feet north of Beacon Light Road.

- b. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Driveway Location Policy:** District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy,

7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to construct 2 full access 24-foot wide shared driveways onto Eagle Road to access the site. The southern driveway is proposed to provide access to lots 3 and 4, and is proposed to be located approximately 340-feet north of Beacon Light Road. The northernly driveway is proposed to provide access to lots 1 and 2, and is proposed to be located approximately 1,011-feet north of Beacon Light Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to pave both driveways their full width at least 30-feet into the site beyond the edge of pavement of Eagle Road.

The applicant should be required to close the existing driveways on Beacon Light Road and Eagle Road with the construction of sidewalk.

## 5. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 6. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## 7. Other Access

Beacon Light Road and Eagle Road are classified as minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

## D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way at the Beacon Light/Eagle Road intersection as shown on page 3 above. The right-of-way purchase and sale agreement and deed must be completed and signed by the applicant prior to scheduling the final plat for signature by the ACHD Commission or prior to issuance of a building permit (or other required permits), whichever occurs first. Allow up to 30 business days to process the right-of-way dedication after receipt of all requested material. The District will purchase the right-of-way which is in addition to existing right-of-way from available Corridor Preservation Funds.
2. Dedicate right-of-way to total 48-feet from the centerline of Beacon Light Road abutting the site. The right-of-way purchase and sale agreement and deed must be completed and signed by the applicant prior to scheduling the final plat for signature by the ACHD Commission or prior to issuance of a building permit (or other required permits), whichever occurs first. Allow up to 30 business days to process the right-of-way dedication after receipt of all requested material. The

District will purchase the right-of-way which is in addition to existing right-of-way from available Corridor Preservation Funds.

3. Construct a 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Beacon Light Road abutting the site.
4. Widen the pavement on Beacon Light Road abutting the site to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.
5. Dedicate 37-feet of right-of-way from the centerline of Eagle Road abutting the site. No compensation will be provide for this right-of-way dedication.
6. Construct a 5-foot wide detached concrete sidewalk on Eagle Road abutting the site.
7. Widen the pavement on Eagle Road abutting the site to a minimum width of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.
8. Construct one 24-foot wide shared driveway onto Eagle Road located 340-feet north of Beacon Light Road, as proposed. Pave the driveway its full width at least 30-feet into the site beyond the edge of pavement of Eagle Road.
9. Construct one 24-foot wide shared driveway onto Eagle Road located 1,011-feet north of Beacon Light Road, as proposed. Pave the driveway its full width at least 30-feet into the site beyond the edge of pavement of Eagle Road.
10. Cross access shall be noted on the plat for the shared driveways; and other than the access approved with this application, direct lot access is prohibited to Beacon Light Road and Eagle Road and shall be noted on the plat.
11. Close the existing driveways on Beacon Light and Eagle Roads with sidewalk.
12. Payment of impacts fees are due prior to issuance of a building permit.
13. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD

Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

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VICINITY MAP

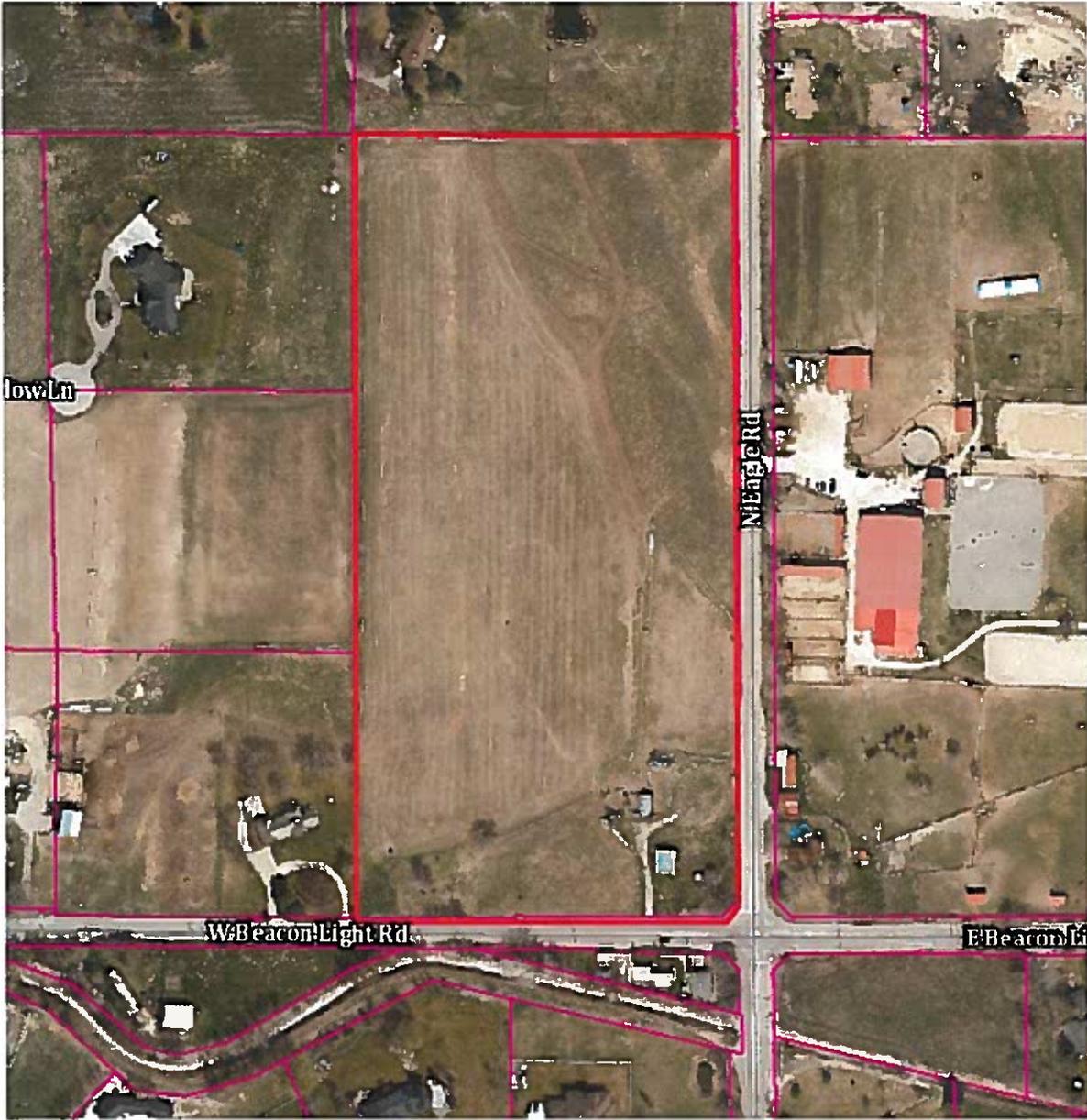


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# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

EXHIBIT 26  
Page 12 of 14  
Project # 20160664 S

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD Planning Review Section will receive the development application to review
- The Planning Review Section will do one of the following:
  - Send a "No Review" letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- For ALL development applications, including those receiving a "No Review" letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

- Driveway or Property Approach(s)**
  - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- Working in the ACHD Right-of-Way**
  - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
    - a) Traffic Control Plan
    - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

- Sediment & Erosion Submittal**
  - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- Idaho Power Company**
  - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- Final Approval from Development Services is required prior to scheduling a Pre-Con.**

EXHIBIT 26  
Page 13 of 14  
Project # 20160064 S

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The ROWDS Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

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Page 14 of 14  
Project # 201600664 S

**Brent Danielson**

**From:** Brent Danielson  
**Sent:** Monday, July 18, 2016 4:49 PM  
**To:** nancy@drycreekcemetery.com; chornsby@idahopower.com; amurray@idahopower.com; lbishop@idahopower.com; hatch.lohrea@meridianschools.org; Cecily Willerton; carla.bernardi@cableone.biz; newts@q.com; mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwilliams@cityofeagle.org; cmiller@compassidaho.org; kmccleenny@eaglefire.org; sbuck@eaglefire.org; rward@idfg.idaho.gov; danielle.robbs@deq.idaho.gov; westerninfo@idwr.idaho.gov; aaron.golart@idwr.idaho.gov; msinglet@intgas.com; swidrcd@idahorcd.org; Darby Weston; Darby Weston; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; Brian Wilbur; cherylwright@cwidaho.cc; mdewalt@adalib.org; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Jerry Servatius; rkinney@republicservices.com; jstuber@republicservices.com; Brent Danielson  
**Cc:** Brent Danielson  
**Subject:** Ada County Application Transmittal Notice.



**Ada County Development Services  
Planning & Zoning Division Transmittal**

<b>File Number:</b> <u>201600664-S</u>	<b>X-Reference:</b> NONE
<b>Description:</b> A preliminary plat application for a four (4) lot residential subdivision.	
<b>Reviewing Body:</b> BOCC	<b>Hearing Date:</b> 9/14/2016
<b>Applicant:</b> RILEY PLANNING SERVICES	<b>P&amp;Z Recommendation:</b> RECOMMEND APPROVAL
<b>Property:</b> The property contains 20.910 acres and is located at 60 W BEACON LIGHT RD EAGLE 83616, Section 32 5N 1E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/) and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 8/2/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,  
BRENT DANIELSON, ASSOCIATE PLANNER  
200 W Front Street  
Boise ID 83702

bdanielson@adaweb.net  
(208) 287-7913

EXHIBIT 27  
Page 2 of 2  
Project # 201600064 S



ADA COUNTY  
Development Services Department

Megan M. Leatherman, MCRP  
Director

Ada County Courthouse  
200 West Front Street  
Boise ID 83702  
208.287.7900  
Fax 208.287.7909  
www.adacounty.id.gov

Department Divisions  
Building  
Engineering & Surveying  
Permitting  
Planning & Zoning

Ada County Commissioners  
Jim Tibbs, First District  
Rick Yzaguirre, Second District  
David L. Case, Third District

July 19, 2016

Penelope Riley  
Riley Planning Services LLC  
P.O. Box 405  
Boise, ID 83701

**RE: PROJECT #201600664 S; INSPIRATION POINT SUB**

Dear Ms. Riley:

This is to notify you of the action taken by the Ada County Planning and Zoning Commission on the application referenced above.

The Commission voted at their July 14, 2016, public hearing to recommend approval of the application subject to the Conditions of Approval attached to Findings of Fact, Conclusions of Law, and Order. The Commission reached its determination based on the Findings of Fact and Conclusions of Law. The Board of Ada County Commissioners will hold a public hearing on **September 14, 2016**, at 6:00 P.M., in the Commissioners Main Hearing Room #1235, 200 W. Front Street. You or your designated representative must be present.

A copy of the staff report will be sent to you (and available online) prior to the meeting. Please contact me if you have any questions or comments regarding this application, the staff report, or any conditions, which may be attached to the findings of fact.

If you have any further questions, please feel free to contact me at 287-7913 or via email at [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

Sincerely,

Handwritten signature of Brent Danielson in cursive.

Brent Danielson, AICP  
Associate Planner  
Ada County Development Services, Planning & Zoning Division

Cc: Richard Sanchez, 1978 N. Valle Bello Way, Eagle, ID 83616  
Jim Coslett, PE, 270 N. 27<sup>th</sup> St., Suite C, Boise, ID 83702

EXHIBIT 28  
Page 1 of 1  
Project # 201600664 S



STATE OF IDAHO  
 DEPARTMENT OF ENVIRONMENTAL QUALITY  
 BOISE REGIONAL OFFICE  
 1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550



**DEQ Response to Request for Environmental Comment**

Date: 07/29/2016  
 Agency Requesting Comments: Ada County Development Services  
 Date Request Received: 07/18/2016  
 Applicant/Description: 201600664-S  
 Preliminary Plat Application for a 4-Lot Subdivision

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieq/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. Air Quality**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

*All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.*

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.*

### **3. Drinking Water**

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

*All projects for construction or modification of public drinking water systems require preconstruction approval.*

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

#### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

*Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

*For questions, contact Dean Ehlert, Waste & Remediation Manager, at 373-0550.*

**6. Additional Notes**

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.*

Sincerely,



Aaron Scheff  
[aaron.scheff@deg.idaho.gov](mailto:aaron.scheff@deg.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

C: File # 2169

EXHIBIT 29  
Page 4 of 4  
Project # 20160064 S



CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

RECEIVED  
AUG 02 2015  
ADA COUNTY  
DEVELOPMENT SERVICES

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # \_\_\_\_\_  
 Conditional Use # \_\_\_\_\_  
 Preliminary / Final / Short Plat 201600664-5

*Inspiration Point*

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. will require land development Reviewed By: [Signature]  
app. fees, test holes, possible ground Date: 7/29/15  
water monitoring & full engineer report

EXHIBIT 30  
 Page 1 of 1  
 Project # 201600664-5

**Brent Danielson**

---

**From:** newts@q.com  
**Sent:** Thursday, August 04, 2016 7:50 PM  
**To:** Brent Danielson  
**Subject:** RE: Capital View Irrigation District question regarding File number 201600664-S (Richard Sanchez, North Eagle Road and Beacon Light) Re: Ada County Application Transmittal Notice.

Great, thank you. The Conditions of Approval adequately address Capital View's concerns.

Thanks again,  
Pete Newton

----- Original Message -----

**From:** Brent Danielson <bdanielson@adaweb.net>  
**To:** newts@q.com  
**Sent:** Thu, 04 Aug 2016 10:58:38 -0400 (EDT)  
**Subject:** RE: Capital View Irrigation District question regarding File number 201600664-S (Richard Sanchez, North Eagle Road and Beacon Light) Re: Ada County Application Transmittal Notice.

Pete,

Here is a copy of the Findings of Fact with the Commission's recommended conditions of approval to the Board.



**Brent Danielson, AICP**

*Associate Planner*

**Ada County Development  
Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7913 office  
(208) 287-7909 fax**

<http://www.adacounty2025.com>

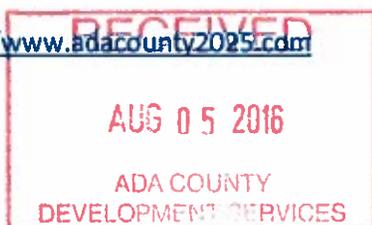


EXHIBIT 31  
Page 1 of 4  
Project # 201600664 S

**From:** newts@q.com [mailto:newts@q.com]

**Sent:** Wednesday, August 03, 2016 8:15 PM

**To:** Brent Danielson

**Subject:** Capital View Irrigation District question regarding File number 201600664-S (Richard Sanchez, North Eagle Road and Beacon Light) Re: Ada County Application Transmittal Notice.

Hi,

I was not able to find a copy of your/P&Z's recommended Conditions of Approval in the application information on line.

As noted the e-mail Ms Riley forwarded to you, our only concern with regard to this application is that the historic drainage across the NE corner of not be eliminated. I expect that this is adequately covered in the standard Conditions of Approval, but would like to confirm that.

Are the proposed Conditions of Approval available on line, or can you send them to me?

Thank you,  
Pete Newton  
for Capital View Irrigation District

----- Original Message -----

From: Brent Danielson <[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)>

To: [nancy@drycreekcemetery.com](mailto:nancy@drycreekcemetery.com), [chornsby@idahopower.com](mailto:chornsby@idahopower.com), [amurray@idahopower.com](mailto:amurray@idahopower.com), [lbishop@idahopower.com](mailto:lbishop@idahopower.com), hatch lohrea <[hatch.lohrea@meridianschools.org](mailto:hatch.lohrea@meridianschools.org)>, Cecily Willerton <[cwillerton@adaweb.net](mailto:cwillerton@adaweb.net)>, carla bernardi <[carla.bernardi@cableone.biz](mailto:carla.bernardi@cableone.biz)>, [newts@q.com](mailto:newts@q.com), [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov), [lbadigia@cdhd.idaho.gov](mailto:lbadigia@cdhd.idaho.gov), [mwilliams@cityofeagle.org](mailto:mwilliams@cityofeagle.org), [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org), [kmccleenny@eaglefire.org](mailto:kmccleenny@eaglefire.org), [sbuck@eaglefire.org](mailto:sbuck@eaglefire.org), [rward@idfg.idaho.gov](mailto:rward@idfg.idaho.gov), danielle robbins <[danielle.robbins@deg.idaho.gov](mailto:danielle.robbins@deg.idaho.gov)>, [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov), aaron golart <[aaron.golart@idwr.idaho.gov](mailto:aaron.golart@idwr.idaho.gov)>, [msinglet@intgas.com](mailto:msinglet@intgas.com), [swidrcd@idahorcd.org](mailto:swidrcd@idahorcd.org), Darby Weston <[darby@adaweb.net](mailto:darby@adaweb.net)>, Darby Weston <[darby@adaweb.net](mailto:darby@adaweb.net)>, [clittle@achdidaho.org](mailto:clittle@achdidaho.org), [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org), Ryan Strain <[rstrain@adaweb.net](mailto:rstrain@adaweb.net)>, Ryan Strain <[rstrain@adaweb.net](mailto:rstrain@adaweb.net)>, Brian Wilbur <[wpwilbbk@adaweb.net](mailto:wpwilbbk@adaweb.net)>, [cherylwright@cwidaho.cc](mailto:cherylwright@cwidaho.cc), [mdewalt@adalib.org](mailto:mdewalt@adalib.org), Mark Ferm <[MARKF@adaweb.net](mailto:MARKF@adaweb.net)>, Angela Gilman <[agilman@adaweb.net](mailto:agilman@adaweb.net)>, Jerry Hastings <[jhastings@adaweb.net](mailto:jhastings@adaweb.net)>, Jean Schaffer <[jschaffer@adaweb.net](mailto:jschaffer@adaweb.net)>, Jerry Servatius <[SO4157@adaweb.net](mailto:SO4157@adaweb.net)>, [rkinney@republicservices.com](mailto:rkinney@republicservices.com), [jstuber@republicservices.com](mailto:jstuber@republicservices.com), Brent Danielson <[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)>

Cc: Brent Danielson <[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)>

EXHIBIT 31  
Page 2 of 4  
Project # 201600664 S

Sent: Mon, 18 Jul 2016 18:49:22 -0400 (EDT)  
Subject: Ada County Application Transmittal Notice.

	<b>Ada County Development Services Planning &amp; Zoning Division Transmittal</b>
--	---

<b>File Number:</b> <a href="#">201600664-S</a>	<b>X-Reference:</b> NONE
<b>Description:</b> A preliminary plat application for a four (4) lot residential subdivision.	
<b>Reviewing Body:</b> BOCC	<b>Hearing Date:</b> 9/14/2016
<b>Applicant:</b> RILEY PLANNING SERVICES	<b>P&amp;Z Recommendation:</b> RECOMMEND APPROVAL
<b>Property:</b> The property contains 20.910 acres and is located at 60 W BEACON LIGHT RD EAGLE 83616, Section 32 5N 1E.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at [gisx.adaweb.net/acdsv2/](http://gisx.adaweb.net/acdsv2/) and search by file number. Hover over the pushpin that appears on the map with your mouse and select "Additional Info" from the pop-up box. You will then be able to review individual documents, drawings and other information detailing the request.

We request that you submit your comments or recommendations by 8/2/2016. When responding, please reference the file number identified above. If responding by email, please send comments to [bdanielson@adaweb.net](mailto:bdanielson@adaweb.net).

To request a hard copy of materials associated with this application, for additional information, or to provide comment on Ada County's Development Services ATS, please call me at the number listed below.

Sincerely yours,

BRENT DANIELSON, ASSOCIATE PLANNER

200 W Front Street

Boise ID 83702

[bdanielson@adaweb.net](mailto:bdanielson@adaweb.net)

(208) 287-7913

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# 201600664 S Radius Map

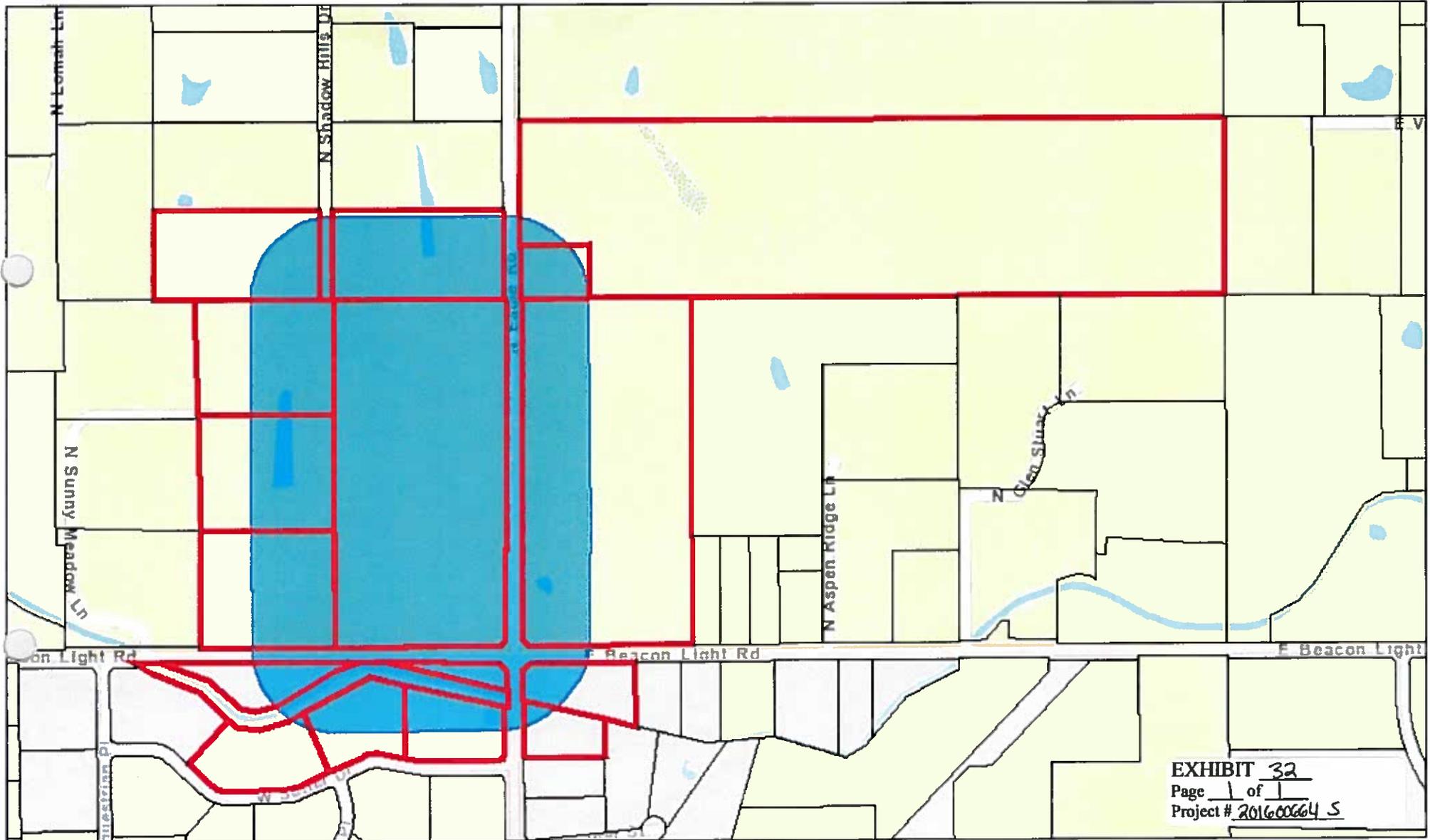
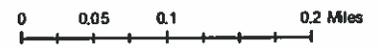


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- Search Results: City Limits
- GARDEN CITY
  - STAR
  - BOISE
  - KUNA
  - EAGLE
  - MERIDIAN
  - Parcels
  - Parks



Date: 8/4/2016



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
AGUILA LLC		PO BOX 370	KETCHUM, ID 83340-0000
B & J LIMITED PARTNERSHIP		PO BOX 363328	SAN JUAN, PR 00936-3328
BANKER FAMILY TRUST		300 W SUTTER DR	EAGLE, ID 83616-0000
CERNY BRUCE J &	LISA J	58 W SUTTER DR	EAGLE, ID 83616-0000
CHRISTIANSON KIMBALL &	OLIVIA	3072 N SUNNY MEADOW LN	EAGLE, ID 83616-0000
CIMINO DAVID A		PO BOX 363328	SAN JUAN, PR 00936-0000
CURNOW ADRIAN		3285 N SHADOW HILLS DR	EAGLE, ID 83616-0000
FALKNER JOHN &	KELLY	3071 N SUNNY MEADOW LN	EAGLE, ID 83616-0000
FISHER DAVID W HERITAGE TRUST 1/16/07		661 E BEACON LIGHT RD	EAGLE, ID 83616-0000
HORSLEY JUNE S		280 W BEACON LIGHT RD	EAGLE, ID 83616-2734
LANGLEY RANDALL K &	JACQUELYN	176 W SUTTER DR	EAGLE, ID 83616-0000
MCQUEARY LINDA LEE		P O BOX 1145	EAGLE, ID 83616-0000
MOE WAYNE L &	GLENDA K	185 W WOODHAVEN LN	IDAHO FALLS, ID 83404-0000
ROGDE GARY S &	PHEBE A	1650 WILLOWBROOK DR # 13	PROVO, UT 84604-0000
SANCHEZ RICHARD SCOTT		60 W BEACON LIGHT RD	EAGLE, ID 83616-0000
SAWYER JOHN B &	LYNETTE D	2700 N EAGLE RD	EAGLE, ID 83616-0000
YEAKLEY ROURKE M &	AMY L	393 N MAGNOLIA PL	MIDDLETON, ID 83644-0000

ADA COUNTY DEVELOPMENT SERVICES  
200 W FRONT ST BOISE ID 83702



August 5, 2016

Dear Property Owner:

LEGAL NOTICE IS HEREBY GIVEN THAT the Board of Ada County Commissioners will hold a public hearing on **September 14, 2016** at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear the following:

**201600664-S**, A preliminary plat application for a four (4) lot residential subdivision. The property contains 20.91 acres and is located at 60 W. Beacon Light Road in Section 32, T. 5N, R. 1E, Eagle, ID.

Contact, Brent Danielson, AICP, Associate Planner, at 287-7913 for more information.

This is an Official Notice of Public Hearing regarding the use of a property near your own. You have been notified because records indicated that you own property near or within **300'** of the applicant's project boundary. You are invited to attend the public hearing and offer your comments for consideration. If you are unable to attend, you may send comments to our office before the hearing date, and they will be entered in the public hearing record.

This application can be viewed by completing the following:

- 1 Type <http://gisx.adaweb.net/acdsv2>
- 2 Enter "**201600664-S**" in search application by file number.
- 3 Click on 'Application Information'.
- 4 Review documents by clicking on 'Supporting Documents'.

5 days prior to the hearing you can go to <https://adacounty.id.gov> to view the agenda or staff report.



**NOTES:**

- This item may not be heard at the scheduled time of 6:00 p.m., as multiple items may be considered during the hearing.
- Video, audio, PowerPoint, or other computer-generated visuals used to present testimony, must be provided to the Planner ½ hour prior to the start of the hearing: file format compatibility cannot be guaranteed.
- Auxiliary aids or services for persons with disabilities are available upon request. Please call 287-7900 or 287-7979 (TDD) three days prior to this public hearing to make arrangements.

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LEGAL NOTICE OF PUBLIC HEARING Legal notice is hereby given that the Board of Ada County Commissioners will hold a public hearing on September 14, 2016 at 6:00 p.m. in the Commissioners Main Hearing Room #1235, on the first floor, 200 W. Front Street, Boise, ID, to hear a request for: 201503899-MSP-M, DA-DM, DAVID DORROUGH; An administrative modification to the Board approved master site plan and a corresponding development agreement modification due to ITD realigning the east-west access road (Agnew Drive) between Pollard Lane and Levi Lane. The property contains 10.27 acres and is located at N. Pollard Ln. (NW corner of Pollard Ln. & Chinden Blvd.), Meridian, ID 83646 in Sections 21, T. 4N., R. 1W. Brent Danielson 287-7913. 201600646-A(A), ROBERT & LANA LEAKE, GUY WHITTEMORE, JERRY JONES, DOROTHY MINOR, CAROLYN LINDSEY, AND SANDRA SEWARD; Appeal of the Planning & Zoning Commission approval of a go-kart racetrack. The property contains 100.25 acres and is located at 8700 W. Chaparral Rd., Eagle, ID 83616 in Sections 9, T. 5N., R. 1W. Kristy Inselman 287-7998. 201600646-A(B), JAKE & BROOK JONES, DAVID BENSINGER, MARJORIE LYNN, LONNIE FLYNN, BOBBI & LYLE MCFADDAN, JODE & MONICA STELLA, AND ERIC HALLSTROM; Appeal of the Planning & Zoning Commission approval of a go-kart racetrack (Applicants:). The property contains 100.25 acres and is located at 8700 W. Chaparral Rd., Eagle, ID 83616 in Sections 9, T. 5N., R. 1W. Kristy Inselman 287-7998. 201600664-S, RILEY PLANNING SERVICES; A preliminary plat application for a four (4) lot residential subdivision. The property contains 20.91 acres and is located at 60 W. Beacon Light Rd., Eagle, ID 83616 in Sections 32, T. 5N., R. 1E. Brent Danielson 287-7913. 201600795-DA-MSP-ZC, DAVE EVANS CONSTRUCTION; Zoning Ordinance map amendment, master site plan and development agreement application for a 120-unit multi-family development with a clubhouse and playground. The applicant is seeking to rezone the property from R6 to R20 with C2 zoning near the intersection to be developed in the future. The applicant is proposing 253 parking stalls and access onto both Lake Hazel Road and Maple Grove Road. The property contains 8.876 acres and is located at 6267 S. Maple Grove Rd., Boise, ID 83709 in Sections 2, T. 2N., R. 1E. Kristy Inselman 287-7998. 201600928-AC-V, ACTION STEEL BUILDERS INC.; Variance for two detached structures built with permits and then joined as one without a permit making the total sq. ft. to 1,680. The structures are located in the front plane of the dwelling. An Accessory Use for the structure that is now over 1,500 sq. ft. The property contains 10 acres and is located at 3622 N. Fry Homestead Ln., Eagle, ID 83616 in Sections 35, T. 5N., R. 1W. Diana Sanders 287-7905. Staff Reports Available On-Line 5 Days before Hearing Date adaweb.net Auxiliary aids or services

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for persons with disabilities are available upon request.  
Please call 287-7900 or 287-7979 (TDD) by 5:00 p.m. three days prior to this public hearing so that arrangements can be made. BOARD OF ADA COUNTY COMMISSIONERS  
Mark Perfect, Planning & Zoning Administrator Pub. Aug. 23, 2016 **Publish Dates:** 8/23/2016 -9/6/2016 1

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